

Unit 2209 - Marina Palms Residences North

2209 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11777855
 Status: Active
 Size: 2,219 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Deeded Parking,Valet Parking

View:
 List Price: \$1,989,995
 List PPSF: \$897
 Valuated Price: \$1,560,000
 Valuated PPSF: \$703

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units: 234
 Number of active listings for rent: 0
 Number of active listings for sale: 31
 Building inventory for sale: 13%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

Building Association Information

Marina Palms Yacht Club & Residences
 Address: 17201 Biscayne Blvd,
 North Miami Beach, FL 33160
 Phone: +1 786-629-9670

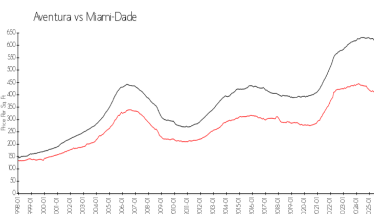
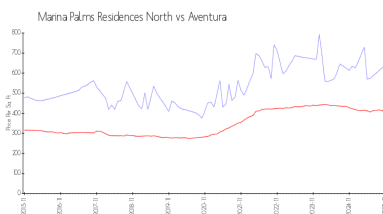
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Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2210	2,390 sq ft	Dec 2025	\$1,675,000	\$701
2008	1,893 sq ft	Nov 2025	\$1,100,000	\$581
702	1,962 sq ft	Sep 2025	\$885,000	\$451
1107	1,736 sq ft	May 2025	\$975,000	\$562
310	2,285 sq ft	Apr 2025	\$1,375,000	\$602

Market Information



Marina Palms Residences North:	\$640/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Marina Palms Residences North	13%
Aventura	6%

Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

Marina Palms Residences North	97 days
Aventura	98 days
Miami-Dade	77 days