

# Unit 401 - Marina Palms Residences North

401 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11865788                         |
| Status:         | Active                            |
| Size:           | 1,999 Sq ft.                      |
| Bedrooms:       | 2                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: | 1                                 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View:           |                                   |
| List Price:     | \$980,000                         |
| List PPSF:      | \$490                             |
| Valuated Price: | \$1,175,000                       |
| Valuated PPSF:  | \$588                             |

*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:      | 34  |
| Building inventory for sale:             | 14% |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

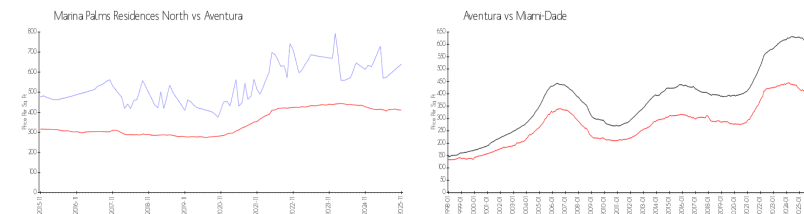
Marina Palms Yacht Club & Residences  
Address: 17201 Biscayne Blvd,  
North Miami Beach, FL 33160  
Phone: +1 786-629-9670

<https://>

## 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: | \$668/sq. ft. |

## Inventory for Sale

|                               |     |
|-------------------------------|-----|
| Marina Palms Residences North | 15% |
| Aventura                      | 6%  |
| Miami-Dade                    | 4%  |



**Avg. Time to Close Over Last 12 Months**

|                               |         |
|-------------------------------|---------|
| Marina Palms Residences North | 92 days |
| Aventura                      | 98 days |
| Miami-Dade                    | 77 days |