

Unit 1704 - Marina Palms Residences North

1704 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11895581
Status:	Active
Size:	1,808 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space, Detached
View:	
List Price:	\$1,295,000
List PPSF:	\$716
Valuated Price:	\$1,099,000
Valuated PPSF:	\$608

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

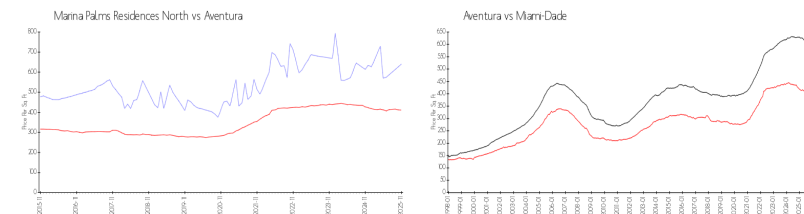
Marina Palms Yacht Club & Residences
Address: 17201 Biscayne Blvd,
North Miami Beach, FL 33160
Phone: +1 786-629-9670

<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