

# Unit 606 - Marina Palms Residences South

606 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11918316             |
| Status:         | Active                |
| Size:           | 2,152 Sq ft.          |
| Bedrooms:       | 3                     |
| Full Bathrooms: | 3                     |
| Half Bathrooms: | 1                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$1,650,000           |
| List PPSF:      | \$767                 |
| Valuated Price: | \$1,320,000           |
| Valuated PPSF:  | \$613                 |

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:      | 23  |
| Building inventory for sale:             | 9%  |
| 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:  | 1   |

## Building Association Information

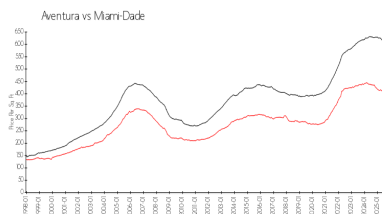
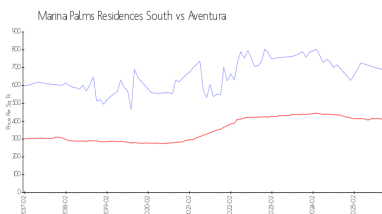
Marina Palms Yacht Club & Residences  
Address: 17201 Biscayne Blvd,  
North Miami Beach, FL 33160  
Phone: +1 786-629-9670

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 304    | 1,752 sq ft | Oct 2025     | \$1,000,000 | \$571 |
| LPB8   | 1,750 sq ft | Aug 2025     | \$1,225,000 | \$700 |
| 2101   | 1,957 sq ft | Jul 2025     | \$1,100,000 | \$562 |
| 1202   | 1,958 sq ft | May 2025     | \$1,175,000 | \$600 |
| 306    | 2,332 sq ft | May 2025     | \$1,200,000 | \$515 |

## Market Information



|                                |               |             |               |
|--------------------------------|---------------|-------------|---------------|
| Marina Palms Residences South: | \$684/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:                      | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|                               |     |
|-------------------------------|-----|
| Marina Palms Residences South | 10% |
| Aventura                      | 6%  |
| Miami-Dade                    | 4%  |



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

|                               |          |
|-------------------------------|----------|
| Marina Palms Residences South | 122 days |
| Aventura                      | 98 days  |
| Miami-Dade                    | 77 days  |