

Unit 1104 - Marina Palms Residences South

1104 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11923323
Status:	Active
Size:	1,801 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,299,000
List PPSF:	\$721
Valuated Price:	\$1,161,000
Valuated PPSF:	\$645

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

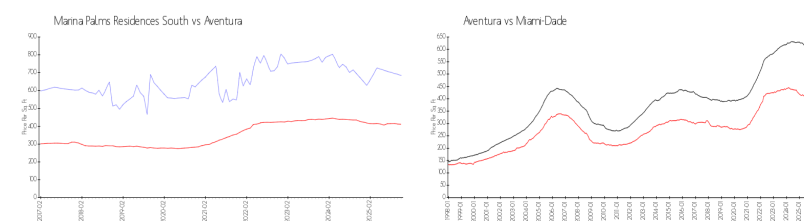
Marina Palms Yacht Club & Residences
Address: 17201 Biscayne Blvd,
North Miami Beach, FL 33160
Phone: +1 786-629-9670

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,752 sq ft	Oct 2025	\$1,000,000	\$571
LPH8	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	\$684/sq. ft.	Aventura:	\$411/sq. ft.
Residences South:		Miami-Dade:	\$668/sq. ft.
Aventura:	\$411/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