

Unit L-PH-6 - Marina Palms Residences North

L-PH-6 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10395588
Status:	Active
Size:	2,158 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Canal,Intracoastal View,Ocean View
List Price:	\$1,645,000
List PPSF:	\$762
Valuated Price:	\$1,228,000
Valuated PPSF:	\$569

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:	24
Building inventory for sale:	10%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

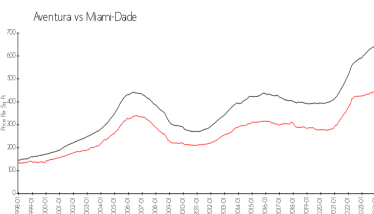
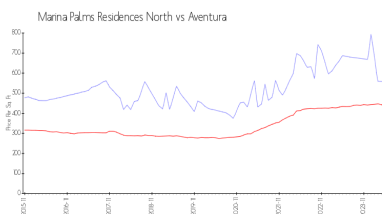
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1203	1,670 sq ft	Jun 2024	\$949,900	\$569
1902	1,962 sq ft	May 2024	\$950,000	\$484
1607	1,736 sq ft	Mar 2024	\$990,000	\$570
2003	1,670 sq ft	Mar 2024	\$1,025,000	\$614
801	1,999 sq ft	Feb 2024	\$1,099,000	\$550

Market Information



Marina Palms Residences North:	\$558/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Marina Palms Residences North	10%
Aventura	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Marina Palms Residences North	163 days
Aventura	91 days
Miami-Dade	81 days