

Unit PH-8 - Marina Palms Residences North

PH-8 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: F10418527
 Status: Active
 Size: 4,320 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View: Bay,Intracoastal View,Ocean View
 List Price: \$4,750,000
 List PPSF: \$1,100
 Valuated Price: \$5,265,000
 Valuated PPSF: \$1,301

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: 26
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

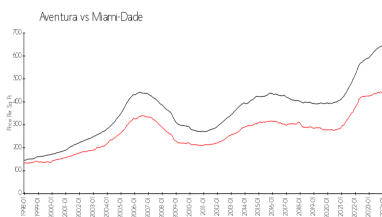
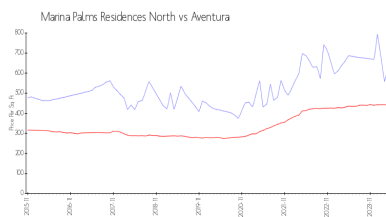
Building Association Information

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
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
709	2,219 sq ft	Jan 2024	\$2,140,000	\$964
1206	2,158 sq ft	Jan 2024	\$1,350,000	\$626
1409	2,219 sq ft	Jan 2024	\$1,500,000	\$676

Market Information



Marina Palms Residences North:	\$632/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Marina Palms Residences North: 11%
 Aventura: 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Marina Palms Residences North	164 days
Aventura	87 days
Miami-Dade	81 days