

# Unit L-PH-6 - Marina Palms Residences North

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

## Unit Information

MLS Number: F10450812  
 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: \$1,258,000  
 Valuated PPSF: \$583

*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: 13  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

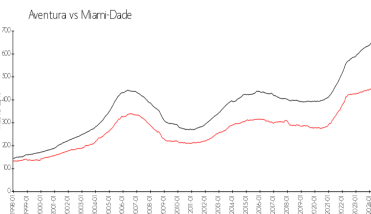
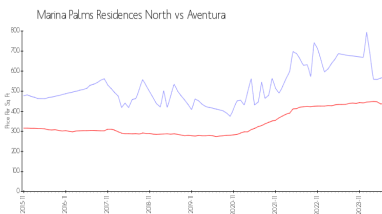
## Building Association Information

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

## 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:	\$572/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Marina Palms Residences North	10%
Aventura	5%
Miami-Dade	3%



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

Marina Palms Residences North	166 days
Aventura	94 days
Miami-Dade	83 days