

Unit 1011 - Marina Palms Residences North

1011 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: F10463391
 Status: Active
 Size: 1,828 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View: Bay,Intracoastal View,Ocean View
 List Price: \$1,995,000
 List PPSF: \$1,091
 Valuated Price: \$1,227,000
 Valuated PPSF: \$671

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: 38
 Building inventory for sale: 16%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

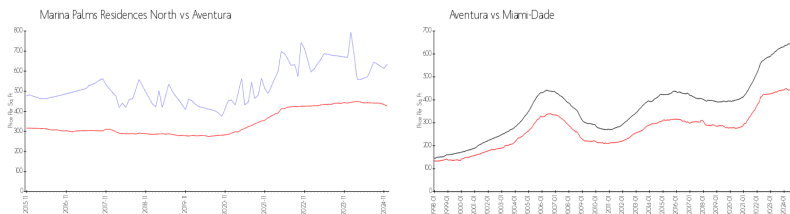
Building Association Information

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
408	1,756 sq ft	Dec 2024	\$710,000	\$404
906	2,158 sq ft	Dec 2024	\$1,300,000	\$602
909	2,219 sq ft	Dec 2024	\$1,565,000	\$705
2106	2,158 sq ft	Nov 2024	\$1,310,000	\$607
1501	1,999 sq ft	Aug 2024	\$1,200,000	\$600
LPH-6	2,158 sq ft	Aug 2024	\$1,550,000	\$718

Market Information



Marina Palms Residences North:	\$631/sq. ft.	Aventura:	\$426/sq. ft.
Aventura:	\$426/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Marina Palms Residences North	16%
Aventura	7%
Miami-Dade	5%



Avg. Time to Close Over Last 12 Months

Marina Palms Residences North	214 days
Aventura	107 days
Miami-Dade	90 days