

Unit L-PH-8 - Marina Palms Residences North

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

Unit Information

MLS Number:	F10472696
Status:	Active
Size:	1,756 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Covered Parking, Valet Parking
View:	Bay
List Price:	\$1,350,000
List PPSF:	\$769
Valuated Price:	\$1,134,000
Valuated PPSF:	\$646

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:	35
Building inventory for sale:	14%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

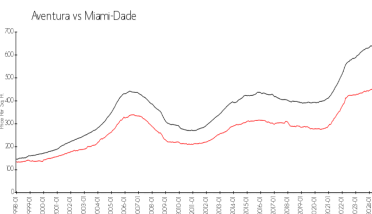
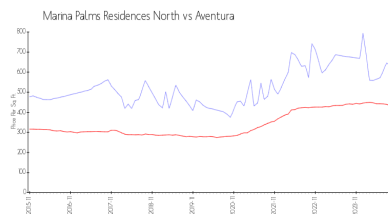
Building Association Information

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
1501	1,999 sq ft	Aug 2024	\$1,200,000	\$600
LPH-6	2,158 sq ft	Aug 2024	\$1,550,000	\$718
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

Market Information



Marina Palms Residences North:	\$634/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Marina Palms Residences North	15%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Marina Palms Residences North
Aventura
Miami-Dade

209 days
101 days
86 days