

Unit 504 - Palms Residences (The)

504 - 1133 102 St, Bay Harbor Island, FL, Miami-Dade 33154

Unit Information

MLS Number:	F10540135
Status:	Active
Size:	1,075 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$740,000
List PPSF:	\$688
Valuated Price:	\$627,000
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:	42
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	9%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

The Palms Residences
305.864.3777
info@thepalmsresidences.com

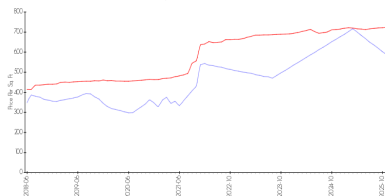
<https://thepalmsresidences.com/>

Recent Sales

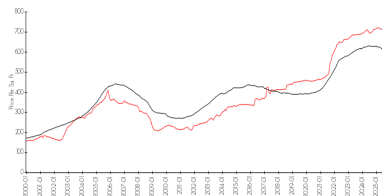
Unit #	Size	Closing Date	Sale Price	PPSF
807	1,503 sq ft	Jul 2025	\$900,000	\$599
703	1,260 sq ft	Mar 2025	\$915,000	\$726

Market Information

Palms Residences (The) vs Bay Harbor Island



Bay Harbor Island vs Miami-Dade



Palms Residences (The): \$587/sq. ft.
Bay Harbor Island: \$724/sq. ft.

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Miami-Dade: \$668/sq. ft.

Inventory for Sale

Palms Residences (The)	10%
Bay Harbor Island	7%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Palms Residences (The)	54 days
Bay Harbor Island	93 days



