

# Unit 707 - Marina Palms Residences North

707 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | RX-11017658                       |
| Status:         | Active                            |
| Size:           | 2,073 Sq ft.                      |
| Bedrooms:       | 2                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: | 0                                 |
| Parking Spaces: | 2+ Spaces,Garage - Building,Guest |
| View:           | Bay,Intracoastal,Ocean            |
| List Price:     | \$1,325,000                       |
| List PPSF:      | \$639                             |
| Valuated Price: | \$1,041,000                       |
| Valuated PPSF:  | \$600                             |

*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:      | 34  |
| 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   |

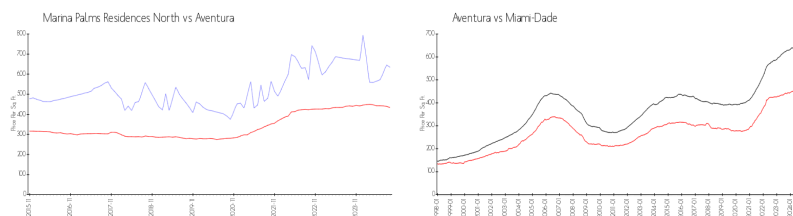
## Building Association Information

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