

Unit 2009 - Marina Palms Residences North

2009 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: RX-11024154
 Status: Active
 Size: 2,219 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2+ Spaces,Assigned,Covered,Garage - Building,Garage - Detached
 View:
 List Price: \$2,295,000
 List PPSF: \$1,034
 Valuated Price: \$1,515,000
 Valuated PPSF: \$683

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

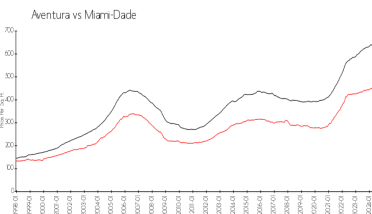
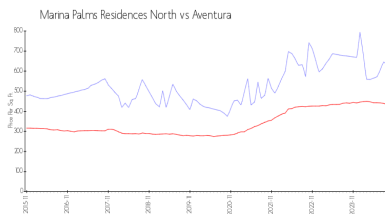
Building Association Information

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 | 209 days |
| Aventura | 101 days |
| Miami-Dade | 86 days |