

# Unit 2308 - Marina Palms Residences North

2308 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	RX-11052841
Status:	Active
Size:	1,756 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Bay
List Price:	\$1,350,000
List PPSF:	\$769
Valuated Price:	\$1,133,000
Valuated PPSF:	\$645

*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:	31
Building inventory for sale:	13%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Building Association Information

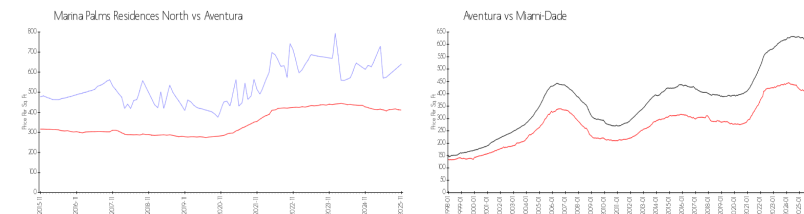
Marina Palms Yacht Club & Residences  
Address: 17201 Biscayne Blvd,  
North Miami Beach, FL 33160  
Phone: +1 786-629-9670

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2210	2,390 sq ft	Dec 2025	\$1,675,000	\$701
2008	1,893 sq ft	Nov 2025	\$1,100,000	\$581
702	1,962 sq ft	Sep 2025	\$885,000	\$451
1107	1,736 sq ft	May 2025	\$975,000	\$562
310	2,285 sq ft	Apr 2025	\$1,375,000	\$602

## Market Information



Marina Palms Residences North:	\$640/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

Marina Palms Residences North	13%
Aventura	6%
Miami-Dade	4%



**Avg. Time to Close Over Last 12 Months**

Marina Palms Residences North	97 days
Aventura	98 days
Miami-Dade	77 days