

# Unit 403 - Palms Residences (The)

403 - 1133 102 St, Bay Harbor Island, FL, Miami-Dade 33154

## Unit Information

MLS Number:	RX-11144395
Status:	Active
Size:	1,260 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$925,000
List PPSF:	\$734
Valuated Price:	\$728,000
Valuated PPSF:	\$578

*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

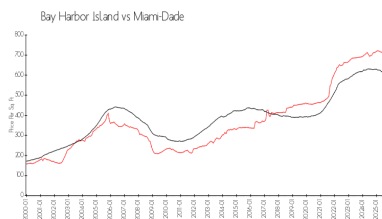
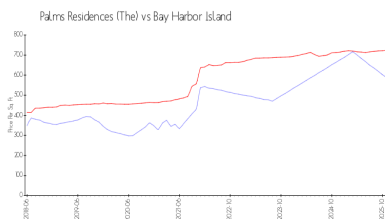
The Palms Residences  
305.864.3777  
info@thepalmsresidences.com

<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):	\$587/sq. ft.	Bay Harbor Island:	\$724/sq. ft.
Bay Harbor Island:	\$724/sq. ft.	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



