

Unit 2109 - Marina Palms Residences South

2109 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11510440
Status:	Active
Size:	2,225 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,195,000
List PPSF:	\$987
Valuated Price:	\$1,990,000
Valuated PPSF:	\$894

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:	26
Building inventory for sale:	11%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

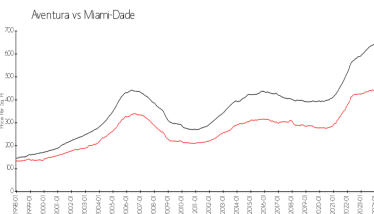
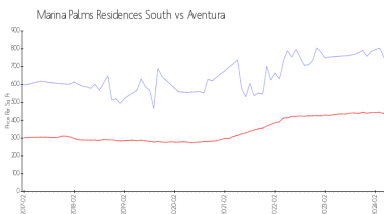
Building Association Information

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
1508	1,750 sq ft	Mar 2024	\$1,377,500	\$787
411	1,836 sq ft	Jan 2024	\$1,450,000	\$790
1707	1,729 sq ft	Dec 2023	\$1,250,000	\$723
2205	1,976 sq ft	Nov 2023	\$1,360,000	\$688
1507	1,904 sq ft	Nov 2023	\$1,275,000	\$670

Market Information



Marina Palms	\$752/sq. ft.	Aventura:	\$437/sq. ft.
Residences South:		Miami-Dade:	\$694/sq. ft.
Aventura:	\$437/sq. ft.		

Inventory for Sale

Marina Palms Residences South	11%
Aventura	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Marina Palms Residences South	115 days
Aventura	89 days
Miami-Dade	81 days