

Unit 2102 - Marina Palms Residences North

2102 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11517531 |
| Status: | Active |
| Size: | 1,962 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$1,800,000 |
| List PPSF: | \$917 |
| Valuated Price: | \$1,224,000 |
| Valuated PPSF: | \$624 |

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

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|--|-----|
| Number of units: | 234 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 25 |
| Building inventory for sale: | 10% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 3 |

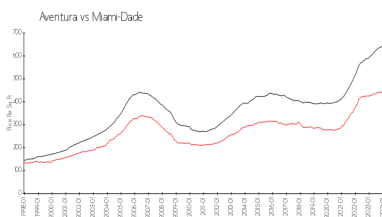
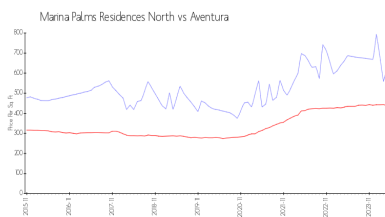
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 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 |
| 801 | 1,999 sq ft | Feb 2024 | \$1,099,000 | \$550 |
| 709 | 2,219 sq ft | Jan 2024 | \$2,140,000 | \$964 |
| 1206 | 2,158 sq ft | Jan 2024 | \$1,350,000 | \$626 |
| 1409 | 2,219 sq ft | Jan 2024 | \$1,500,000 | \$676 |

Market Information



| | | | |
|--------------------------------|---------------|-------------|---------------|
| Marina Palms Residences North: | \$631/sq. ft. | Aventura: | \$437/sq. ft. |
| Aventura: | \$437/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------------------------|-----|
| Marina Palms Residences North | 11% |
| Aventura | 5% |



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|----------|
| Marina Palms Residences North | 158 days |
| Aventura | 89 days |
| Miami-Dade | 81 days |