

Unit L-PH-6 - Marina Palms Residences North

L-PH-6 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10395588
Status:	Active
Size:	2,158 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking
View:	Canal,Intracoastal View,Ocean View
List Price:	\$1,645,000
List PPSF:	\$762
Valuated Price:	\$1,228,000
Valuated PPSF:	\$569

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:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

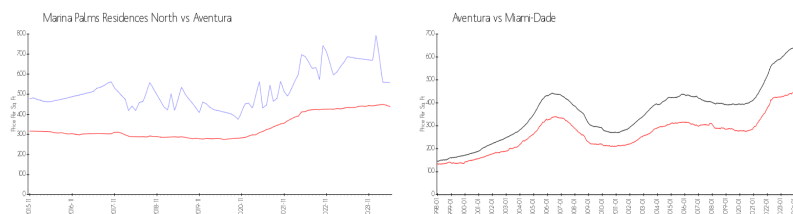
Building Association Information

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	\$558/sq. ft.	Aventura:	\$438/sq. ft.
Residences North:		Miami-Dade:	\$703/sq. ft.
Aventura:	\$438/sq. ft.		

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Marina Palms Residences North	165 days
Aventura	89 days
Miami-Dade	81 days