

# 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: \$1,695,000  
 List PPSF: \$785  
 Valuated Price: \$1,387,000  
 Valuated PPSF: \$643

*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: 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

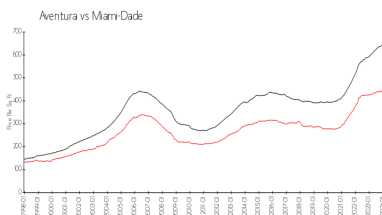
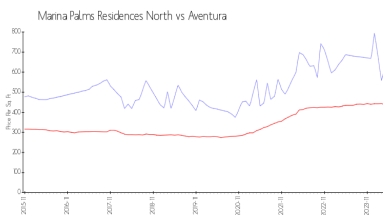
## Building Association Information

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.  
 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