

# Unit PH-8 - Marina Palms Residences North

PH-8 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10423740
Status:	Active
Size:	4,320 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	
Rental Price:	\$19,000
List PPSF:	\$4
Valuated Price:	\$5,253,000
Valuated PPSF:	\$1,298

*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.*

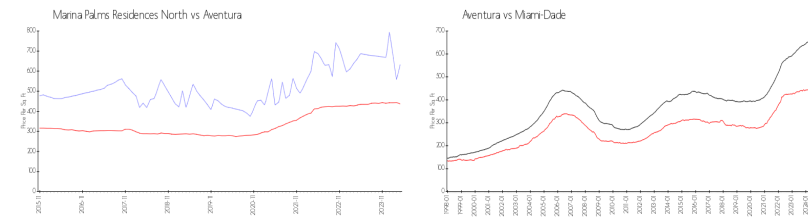
## Building Information

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

## 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

