

# Unit 1104 - Marina Palms Residences South

1104 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11492513  
 Status: Active  
 Size: 1,801 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,450,000  
 List PPSF: \$805  
 Valuated Price: \$1,276,000  
 Valuated PPSF: \$708

*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

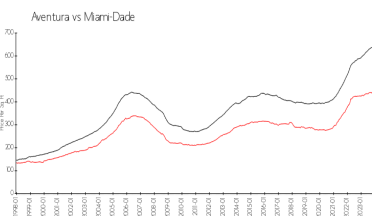
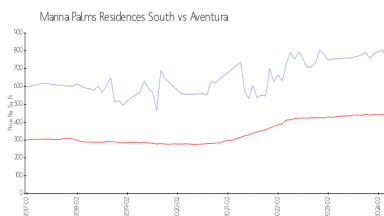
## Building Association Information

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 Residences South:	\$752/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/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