

# Unit 811 - Uptown Marina Lofts

811 - 3029 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11508677  
 Status: Active  
 Size: 816 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$550,000  
 List PPSF: \$674  
 Valuated Price: \$430,000  
 Valuated PPSF: \$527

*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: 216  
 Number of active listings for rent: 10  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

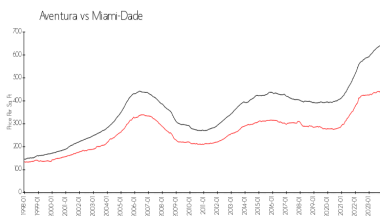
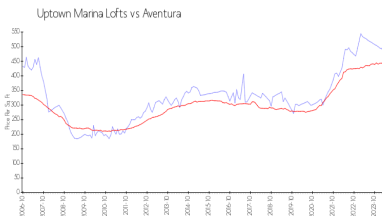
Uptown Marina Lofts Condominium Association inc  
 (305) 936-0260 & (305) 936-0015

<http://www.uptownmarinalofts.net/Management-Contacts~370266~22867.htm>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	1,362 sq ft	Feb 2024	\$630,000	\$463
808	1,204 sq ft	Aug 2023	\$574,000	\$477
PH1101	1,378 sq ft	Jul 2023	\$662,500	\$481
814	1,362 sq ft	Jun 2023	\$585,000	\$430
815	816 sq ft	Jun 2023	\$425,000	\$521

## Market Information



Uptown Marina Lofts: \$511/sq. ft.  
 Aventura: \$438/sq. ft.

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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Uptown Marina Lofts 4%  
 Aventura 4%  
 Miami-Dade 3%



## **Avg. Time to Close Over Last 12 Months**

Uptown Marina Lofts	65 days
Aventura	87 days
Miami-Dade	81 days