

Unit 404 - Uptown Marina Lofts

404 - 3029 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11553181
Status:	Active
Size:	1,362 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	
List Price:	\$679,000
List PPSF:	\$499
Valuated Price:	\$655,000
Valuated PPSF:	\$481

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

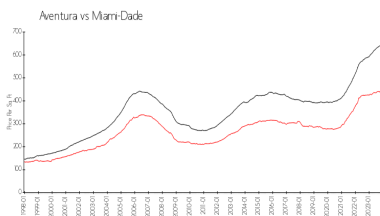
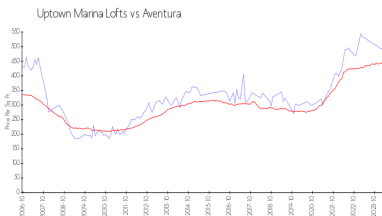
Uptown Marina Lofts Condominium Association inc
(305) 936-0260 & (305) 936-0015

<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

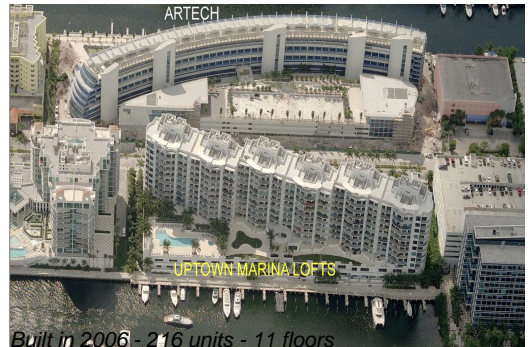


Uptown Marina Lofts: \$511/sq. ft.
Aventura: \$438/sq. ft.

Aventura: \$438/sq. ft.
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