

Unit 725 - Uptown Marina Lofts

725 - 3029 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

| | |
|-----------------|--------------------------------------|
| MLS Number: | A11624425 |
| Status: | Active |
| Size: | 1,378 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Additional Spaces Available |
| View: | |
| List Price: | \$819,000 |
| List PPSF: | \$594 |
| Valuated Price: | \$600,000 |
| Valuated PPSF: | \$435 |

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: | 12 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 3 |
| Number of sales over the last 6 months: | 2 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

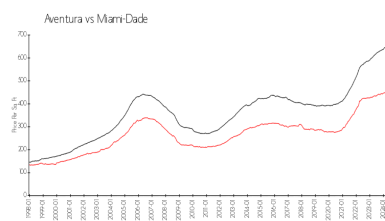
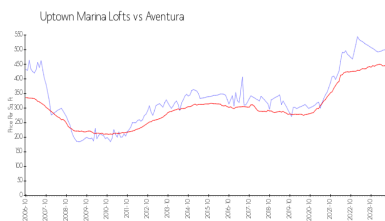
Uptown Marina Lofts Condominium Association inc
(305) 936-0260 & (305) 936-0015

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 503 | 816 sq ft | Aug 2024 | \$380,000 | \$466 |
| 907 | 816 sq ft | Jul 2024 | \$425,000 | \$521 |
| 405 | 1,362 sq ft | Feb 2024 | \$630,000 | \$463 |

Market Information



Uptown Marina Lofts: \$475/sq. ft.
Aventura: \$439/sq. ft.

Aventura: \$439/sq. ft.
Miami-Dade: \$697/sq. ft.

Inventory for Sale

| | |
|---------------------|----|
| Uptown Marina Lofts | 6% |
| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months



Uptown Marina Lofts
Aventura
Miami-Dade

94 days
98 days
84 days