

# Unit 609 - Uptown Marina Lofts

609 - 3029 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11909637             |
| Status:         | Active                |
| Size:           | 1,204 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$599,000             |
| List PPSF:      | \$498                 |
| Valuated Price: | \$547,000             |
| Valuated PPSF:  | \$454                 |

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:      | 8   |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 6   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

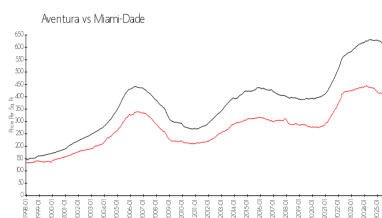
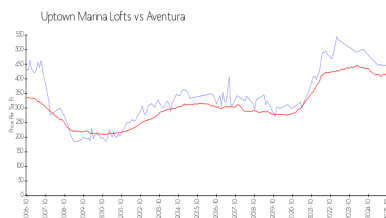
Uptown Marina Lofts Condominium Association inc  
(305) 936-0260 & (305) 936-0015

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 821    | 1,362 sq ft | Nov 2025     | \$600,000  | \$441 |
| 802    | 816 sq ft   | Sep 2025     | \$375,000  | \$460 |
| PH18   | 1,204 sq ft | Aug 2025     | \$665,000  | \$552 |
| 1109   | 1,204 sq ft | Jul 2025     | \$450,000  | \$374 |
| 820    | 816 sq ft   | Apr 2025     | \$375,000  | \$460 |

## Market Information



Uptown Marina Lofts: \$450/sq. ft.  
Aventura: \$411/sq. ft.

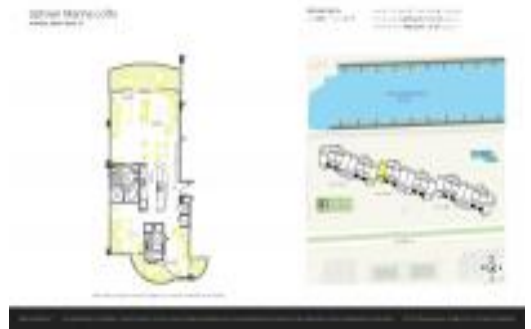
Aventura: \$411/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|                     |         |
|---------------------|---------|
| Uptown Marina Lofts | 80 days |
|---------------------|---------|



Aventura  
Miami-Dade

98 days  
77 days