

# Unit 344 - Artech

344 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11538631  
 Status: Active  
 Size: 1,552 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Valet Parking  
 View:  
 Rental Price: \$4,850  
 List PPSF: \$3  
 Valuated Price: \$806,000  
 Valuated PPSF: \$519

*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.*

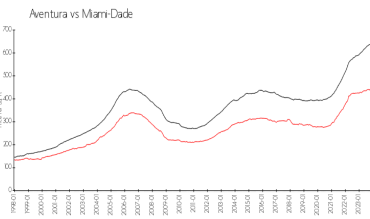
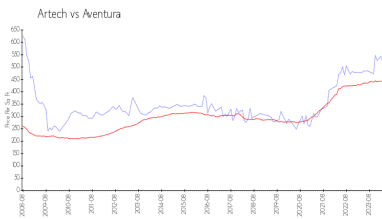
## Building Information

Number of units: 232  
 Number of active listings for rent: 7  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 4

## Building Association Information

Artech Condominium Association, LLC  
 305-466-2600

## Market Information



Artech: \$532/sq. ft.      Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Artech: 4%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Artech: 83 days  
 Aventura: 89 days  
 Miami-Dade: 81 days

