

Unit 537 - Artech

537 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11509600
 Status: Active
 Size: 1,858 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,399,000
 List PPSF: \$753
 Valuated Price: \$1,034,000
 Valuated PPSF: \$557

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: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

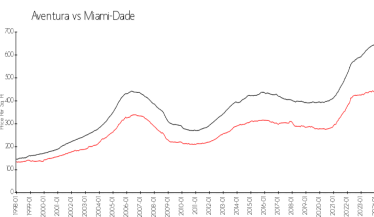
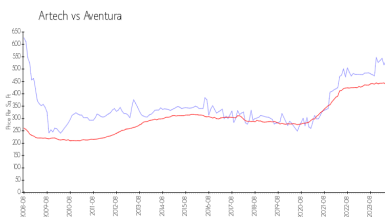
Building Association Information

Artech Condominium Association, LLC
 305-466-2600

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
528	1,869 sq ft	Mar 2024	\$1,010,000	\$540
140	1,663 sq ft	Feb 2024	\$770,000	\$463
432	1,214 sq ft	Feb 2024	\$664,500	\$547
530	1,869 sq ft	Feb 2024	\$1,150,000	\$615
510	2,253 sq ft	Dec 2023	\$960,000	\$426

Market Information



Artech: \$532/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Artech 4%
 Aventura 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



Artech
Aventura
Miami-Dade

80 days
87 days
81 days