

# Unit 343 - Artech

343 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11553846
Status:	Active
Size:	1,663 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$820,000
List PPSF:	\$493
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:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

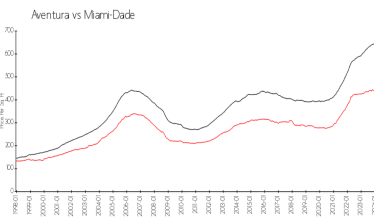
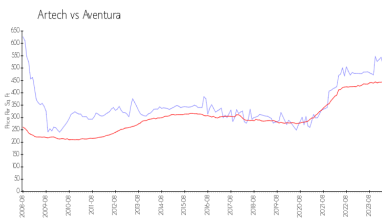
## Building Association Information

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.
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