

# Unit 525 - Artech

525 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11561848  
 Status: Active  
 Size: 1,869 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking

View:  
 List Price: \$1,200,000  
 List PPSF: \$642  
 Valuated Price: \$1,040,000  
 Valuated PPSF: \$556

*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

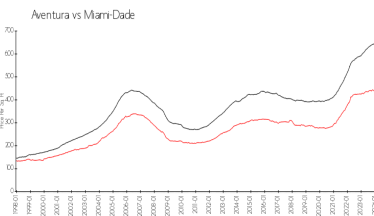
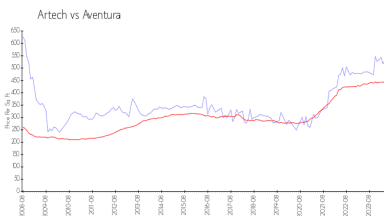
## Building Association Information

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	80 days
Aventura	87 days
Miami-Dade	81 days