

# Unit 137 - Artech

137 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11611747  
 Status: Active  
 Size: 1,663 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:  
 List Price: \$720,000  
 List PPSF: \$433  
 Valuated Price: \$782,000  
 Valuated PPSF: \$470

*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: 14  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

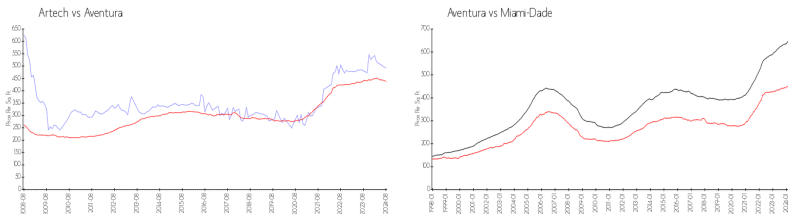
## Building Association Information

Artech Condominium Association, LLC  
 305-466-2600

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
115	1,663 sq ft	Sep 2024	\$750,000	\$451
430	1,214 sq ft	May 2024	\$630,000	\$519
435	1,214 sq ft	May 2024	\$570,000	\$470
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

## Market Information



Artech: \$492/sq. ft.      Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.      Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Artech: 6%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Artech: 88 days



Aventura  
Miami-Dade

101 days  
85 days