

# Unit 325 - Artech

325 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11622581
Status:	Active
Size:	1,568 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$969,900
List PPSF:	\$619
Valuated Price:	\$752,000
Valuated PPSF:	\$480

*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

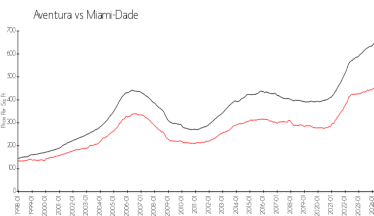
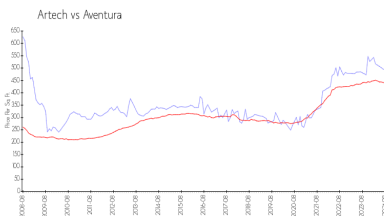
## Building Association Information

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	101 days



Miami-Dade

85 days