

Unit 331 - Artech

331 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11679820
 Status: Active
 Size: 1,552 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$799,000
 List PPSF: \$515
 Valuated Price: \$714,000
 Valuated PPSF: \$460

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: 15
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

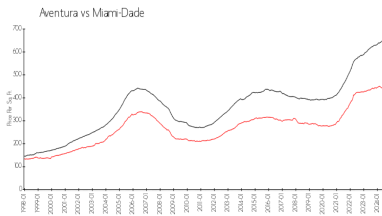
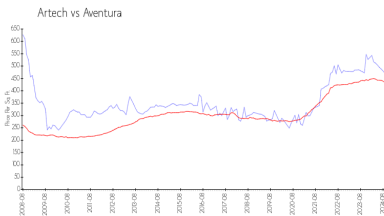
Building Association Information

Artech Condominium Association, LLC
 305-466-2600

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
339	1,681 sq ft	Oct 2024	\$780,000	\$464
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

Market Information



Artech: \$471/sq. ft. Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Artech: 90 days
 Aventura: 101 days
 Miami-Dade: 86 days

