

# Unit 347 - Artech

347 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11685097  
 Status: Active  
 Size: 1,772 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$825,000  
 List PPSF: \$466  
 Valuated Price: \$815,000  
 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

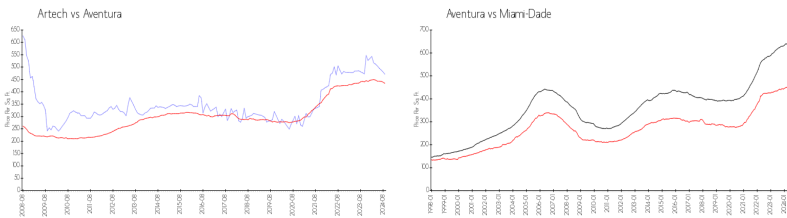
## Building Association Information

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

