

# Unit 149 - Artech

149 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11762889  
 Status: Active  
 Size: 1,663 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$595,000  
 List PPSF: \$358  
 Valuated Price: \$698,000  
 Valuated PPSF: \$420

*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: 23  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

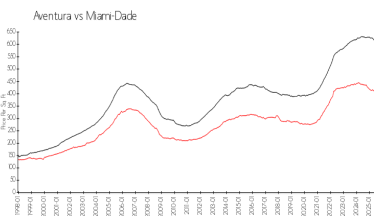
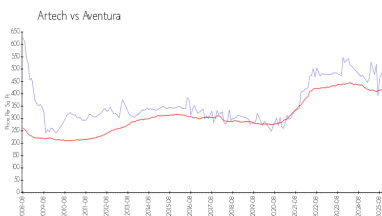
Artech Condominium Association, LLC  
 305-466-2600

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 202    | 1,809 sq ft | Nov 2025     | \$1,000,000 | \$553 |
| 530    | 1,869 sq ft | Oct 2025     | \$980,000   | \$524 |
| 525    | 1,869 sq ft | Aug 2025     | \$900,000   | \$482 |
| 322    | 1,701 sq ft | Jul 2025     | \$585,000   | \$344 |
| 331    | 1,552 sq ft | Jun 2025     | \$785,000   | \$506 |

## Market Information

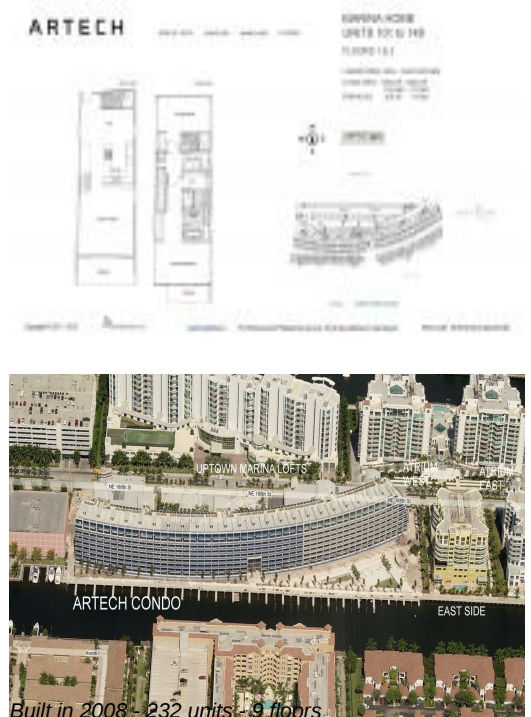


Artech: \$439/sq. ft.  
 Aventura: \$411/sq. ft.  
 Aventura: \$411/sq. ft.  
 Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Artech 10%  
 Aventura 6%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months



Artech  
Aventura  
Miami-Dade

66 days  
98 days  
77 days