

Unit 302 - Artech

302 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11873746
 Status: Active
 Size: 1,552 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Deeded Parking,Electric Vehicle Charging Station,Valet Parking

View:
 List Price: \$799,000
 List PPSF: \$515
 Valued Price: \$665,000
 Valued PPSF: \$428

The above valued 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

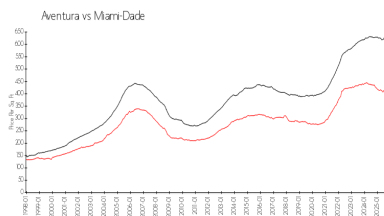
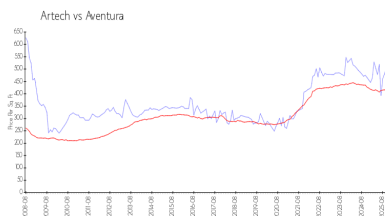
Artech Condominium Association, LLC
 305-466-2600

<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	66 days
Aventura	98 days
Miami-Dade	77 days