

# Unit 504 - Artech

504 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | A11915246                         |
| Status:         | Active                            |
| Size:           | 2,119 Sq ft.                      |
| Bedrooms:       | 3                                 |
| Full Bathrooms: | 3                                 |
| Half Bathrooms: | 1                                 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View:           |                                   |
| List Price:     | \$980,000                         |
| List PPSF:      | \$462                             |
| Valuated Price: | \$972,000                         |
| Valuated PPSF:  | \$459                             |

*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

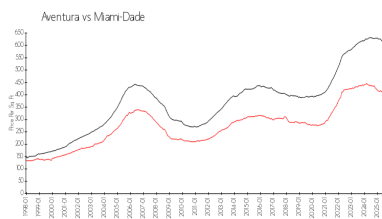
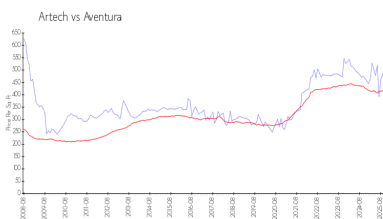
Artech Condominium Association, LLC  
305-466-2600

<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 | 66 days |
|--------|---------|



Aventura  
Miami-Dade

98 days  
77 days