

Unit 525 - Artech

525 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11561848
 Status: Active
 Size: 1,869 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking

View:
 List Price: \$1,200,000
 List PPSF: \$642
 Valuated Price: \$1,040,000
 Valuated PPSF: \$556

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: 9
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 4

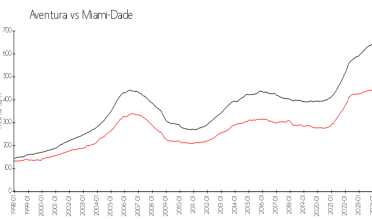
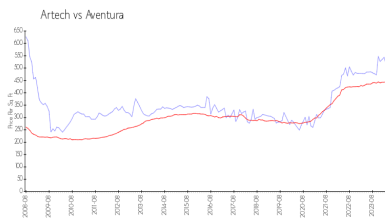
Building Association Information

Artech Condominium Association, LLC
 305-466-2600

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
140	1,663 sq ft	Feb 2024	\$770,000	\$463
432	1,214 sq ft	Feb 2024	\$664,500	\$547
530	1,869 sq ft	Feb 2024	\$1,150,000	\$615

Market Information



Artech: \$532/sq. ft. Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Artech 4%
 Aventura 5%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Artech	83 days
Aventura	89 days
Miami-Dade	81 days