

Unit 406 - Artech

406 - 2950 NE 188 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11719303
Status:	Active
Size:	1,214 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$650,000
List PPSF:	\$535
Valuated Price:	\$528,000
Valuated PPSF:	\$435

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

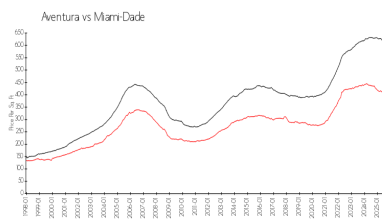
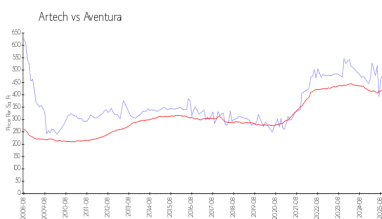
Artech Condominium Association, LLC
305-466-2600

<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:	\$442/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Artech	10%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Artech	64 days
--------	---------



Aventura
Miami-Dade

98 days
77 days