

# Unit H0402 - Midtown 2 the Tower

H0402 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11565178  
 Status: Active  
 Size: 1,088 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking

View:  
 List Price: \$689,000  
 List PPSF: \$633  
 Valuated Price: \$638,000  
 Valuated PPSF: \$586

*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: 261  
 Number of active listings for rent: 24  
 Number of active listings for sale: 11  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

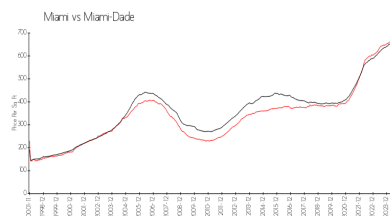
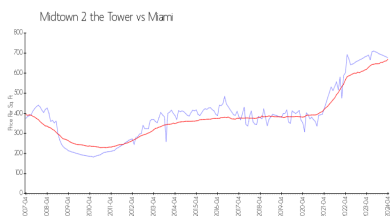
## Building Association Information

Two Midtown Miami Condo  
 Association Inc  
 (305) 438-1460

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H2506	588 sq ft	Mar 2024	\$420,000	\$714
H2209	1,181 sq ft	Mar 2024	\$950,000	\$804
H0405	736 sq ft	Feb 2024	\$420,000	\$571
H1511	1,081 sq ft	Nov 2023	\$695,000	\$643
H0909	735 sq ft	Oct 2023	\$510,000	\$694

## Market Information

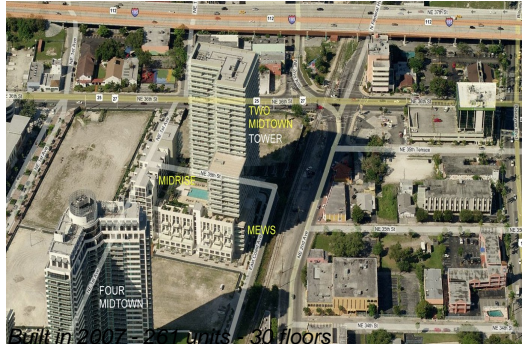


Midtown 2 the Tower: \$676/sq. ft.  
 Miami: \$669/sq. ft.

Miami: \$669/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Midtown 2 the Tower: 4%  
 Miami: 4%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Midtown 2 the Tower	57 days
Miami	84 days
Miami-Dade	81 days