

Unit PH207 - Midtown 2 the Tower

PH207 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11428861 |
| Status: | Active |
| Size: | 2,928 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 4 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$3,199,000 |
| List PPSF: | \$1,093 |
| Valuated Price: | \$2,638,000 |
| Valuated PPSF: | \$901 |

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

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|--|-----|
| 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 |

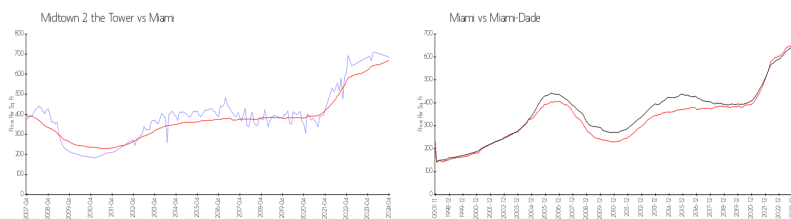
Building Association Information

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



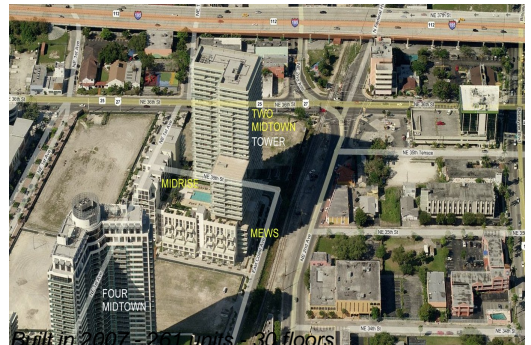
Midtown 2 the Tower: \$685/sq. ft.
Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
Miami-Dade: \$698/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 |