

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:	\$2,627,000
Valuated PPSF:	\$897

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:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

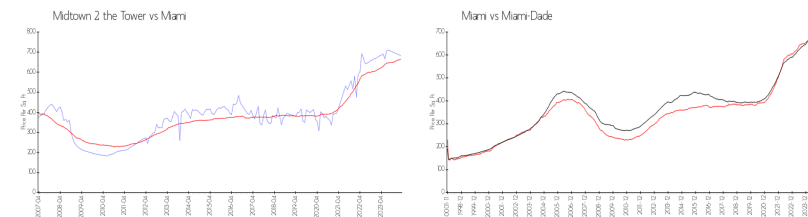
Building Association Information

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

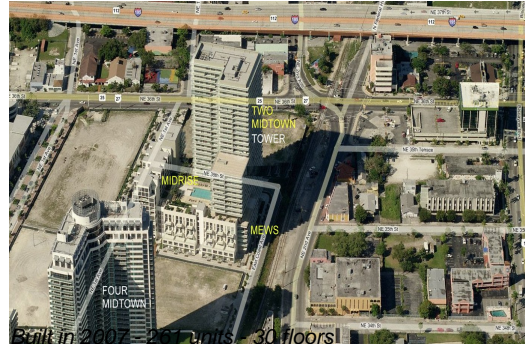


Midtown 2 the Tower:	\$683/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

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
Miami
Miami-Dade

53 days
84 days
81 days