

# Unit L-14 - Midtown 2 Midrise & Mews

L-14 - 3449 E Coast Av, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11469887  
 Status: Active  
 Size: 2,048 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$1,150,000  
 List PPSF: \$562  
 Valuated Price: \$1,133,000  
 Valuated PPSF: \$553

*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: 76  
 Number of active listings for rent: 4  
 Number of active listings for sale: 5  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

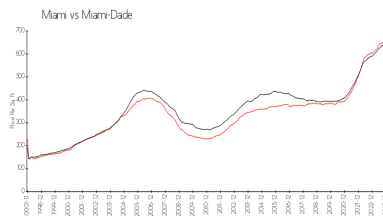
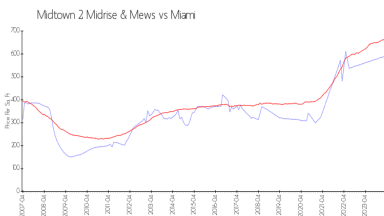
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
M0401	906 sq ft	Aug 2023	\$525,000	\$579
M0903	492 sq ft	Jun 2023	\$365,000	\$742

## Market Information

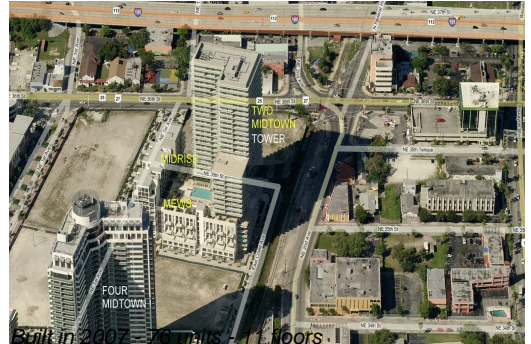


Midtown 2 Midrise & Mews:	\$590/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Midtown 2 Midrise & Mews: 7%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Midtown 2 Midrise & Mews  
Miami  
Miami-Dade

54 days  
84 days  
81 days