

# 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:	\$1,125,000
Valuated PPSF:	\$549

*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

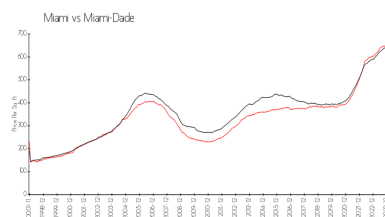
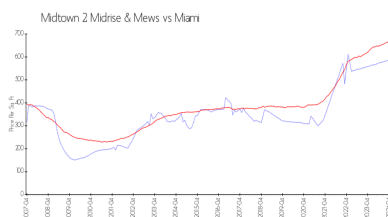
## Building Association Information

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

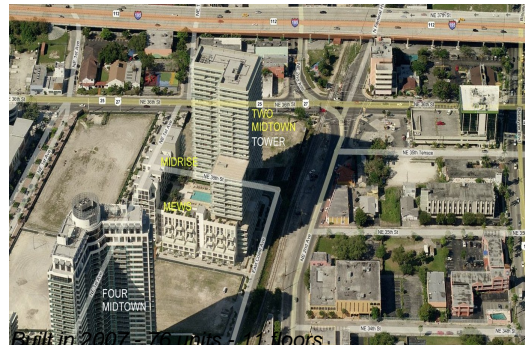


Midtown 2 Midrise & Mews:	\$586/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## 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	54 days
Miami	84 days
Miami-Dade	81 days