

# Unit H0504 - Midtown 2 the Tower

H0504 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11538483
Status:	Active
Size:	736 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Other Parking
View:	
List Price:	\$440,000
List PPSF:	\$598
Valuated Price:	\$442,000
Valuated PPSF:	\$601

*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

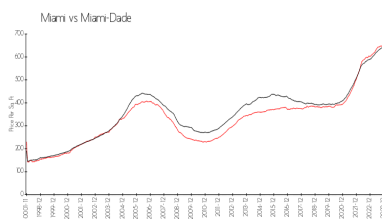
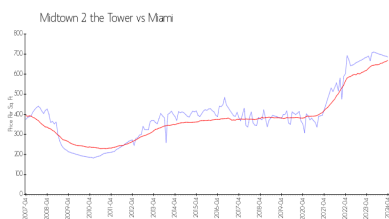
## Building Association Information

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



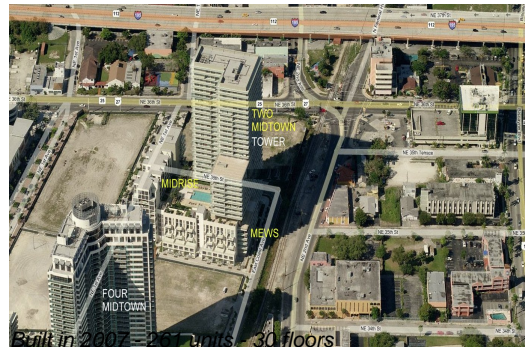
Midtown 2 the Tower: \$685/sq. ft.  
Miami: \$669/sq. ft.

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