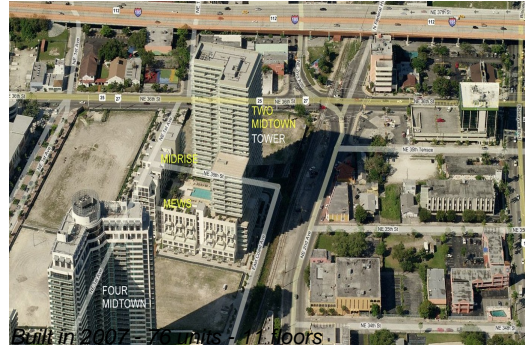


# Unit M0807 - Midtown 2 Midrise & Mews

M0807 - 3449 E Coast Av, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11540031  
 Status: Active  
 Size: 492 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$369,000  
 List PPSF: \$750  
 Valuated Price: \$320,000  
 Valuated PPSF: \$650



*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

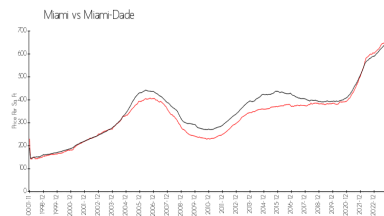
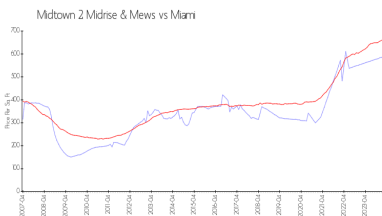
## Building Association Information

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