

Unit H2410 - Midtown 2 the Tower

H2410 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11542675
 Status: Active
 Size: 1,088 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$825,000
 List PPSF: \$758
 Valuated Price: \$786,000
 Valuated PPSF: \$722

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

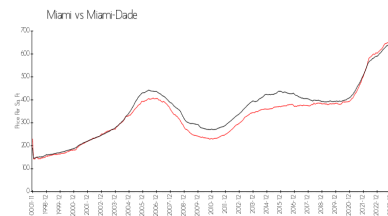
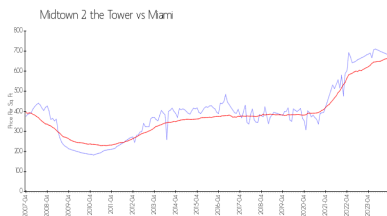
Building Association Information

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

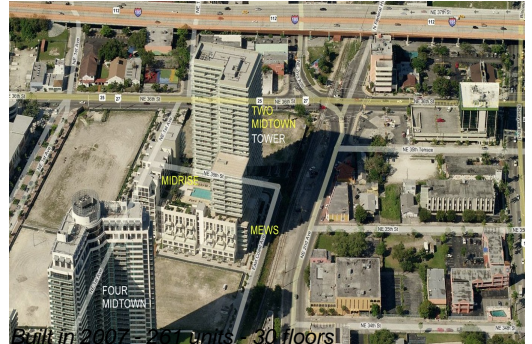


Midtown 2 the Tower: \$683/sq. ft.
 Miami: \$665/sq. ft.

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	56 days
Miami	84 days
Miami-Dade	81 days