

# Unit H2504 - Midtown 4

H2504 - 3301 NE 1 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11547562  
 Status: Active  
 Size: 1,142 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available  
 View:  
 List Price: \$895,000  
 List PPSF: \$784  
 Valuated Price: \$792,000  
 Valuated PPSF: \$694

*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: 392  
 Number of active listings for rent: 28  
 Number of active listings for sale: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 33  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 8

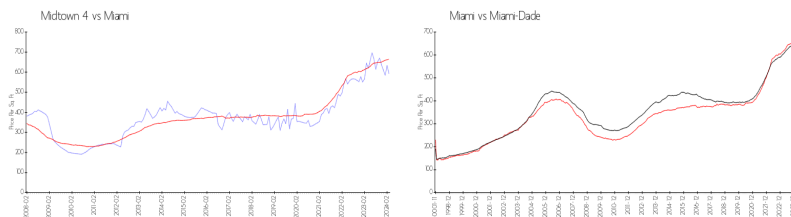
## Building Association Information

Four Midtown Condo Association  
 (305) 438-1460

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H2008	861 sq ft	Apr 2024	\$540,000	\$627
H1409	1,181 sq ft	Mar 2024	\$631,450	\$535
H1902	1,263 sq ft	Mar 2024	\$720,000	\$570
H2106	861 sq ft	Feb 2024	\$550,000	\$639
H1811	761 sq ft	Feb 2024	\$470,000	\$618
PH 7	2,129 sq ft	Feb 2024	\$1,720,000	\$808

## Market Information

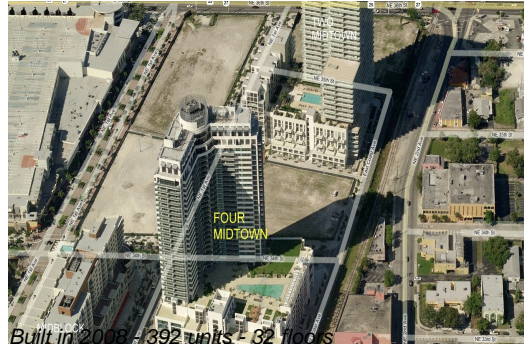


Midtown 4: \$593/sq. ft.      Miami: \$665/sq. ft.  
 Miami: \$665/sq. ft.      Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Midtown 4: 4%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Midtown 4  
Miami  
Miami-Dade

60 days  
84 days  
81 days