

Unit H2503 - Midtown 2 the Tower

H2503 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11552660
Status:	Active
Size:	735 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station
View:	
List Price:	\$555,555
List PPSF:	\$756
Valuated Price:	\$512,000
Valuated PPSF:	\$697

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

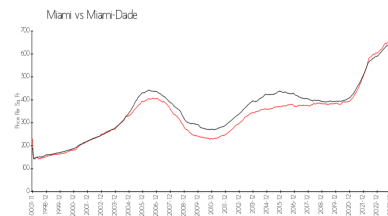
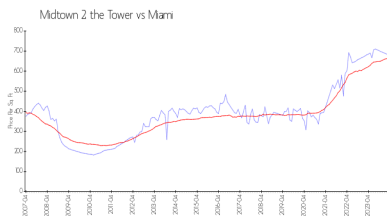
Building Association Information

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.

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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