

# Unit H1408 - Midtown 2 the Tower

H1408 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11585817
Status:	Active
Size:	1,017 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$648,900
List PPSF:	\$638
Valuated Price:	\$635,000
Valuated PPSF:	\$624

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:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

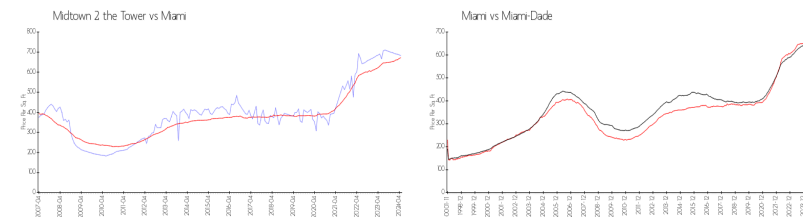
## Building Association Information

Two Midtown Miami Condo  
 Association Inc  
 (305) 438-1460

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H2205	964 sq ft	May 2024	\$685,000	\$711
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

## Market Information

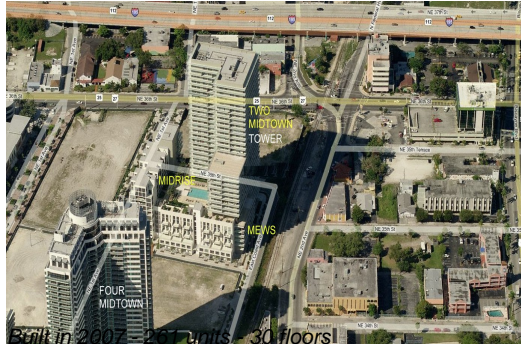


Midtown 2 the Tower:	\$682/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Midtown 2 the Tower	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Midtown 2 the Tower  
Miami  
Miami-Dade

80 days  
83 days  
82 days