

# Unit H2304 - Midtown 4

H2304 - 3301 NE 1 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11589269
Status:	Active
Size:	1,142 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$780,000
List PPSF:	\$683
Valuated Price:	\$872,000
Valuated PPSF:	\$764

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:	26
Building inventory for sale:	6%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	18
Number of sales over the last 3 months:	9

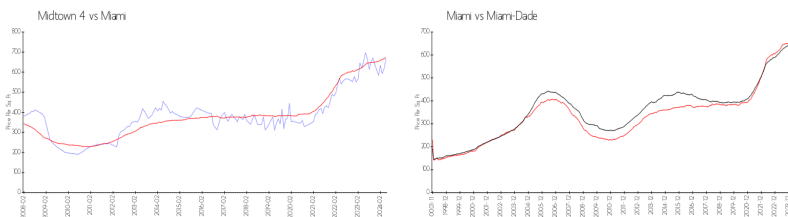
## Building Association Information

Four Midtown Condo Association  
(305) 438-1460

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
L04PH7	3,234 sq ft	Jun 2024	\$2,495,000	\$771
H2905	761 sq ft	Jun 2024	\$525,000	\$690
H2504	1,142 sq ft	Jun 2024	\$875,000	\$766
M0708	1,262 sq ft	May 2024	\$820,000	\$650
H1501	1,262 sq ft	May 2024	\$723,500	\$573
M0507	1,373 sq ft	May 2024	\$770,000	\$561

## Market Information

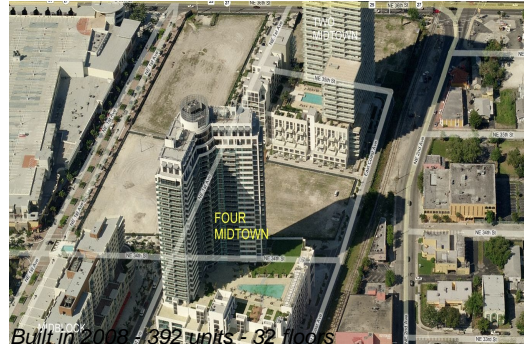


Midtown 4:	\$667/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Midtown 4	7%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Midtown 4	60 days
Miami	83 days
Miami-Dade	82 days