

# Unit H0803 - Midtown 2 the Tower

H0803 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11599421
Status:	Active
Size:	735 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$475,000
List PPSF:	\$646
Valuated Price:	\$432,000
Valuated PPSF:	\$588

*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

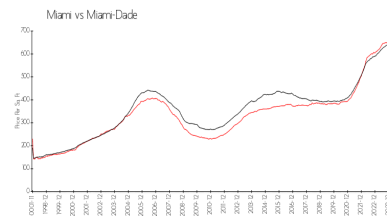
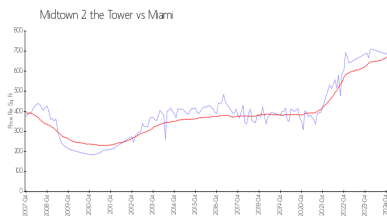
## Building Association Information

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

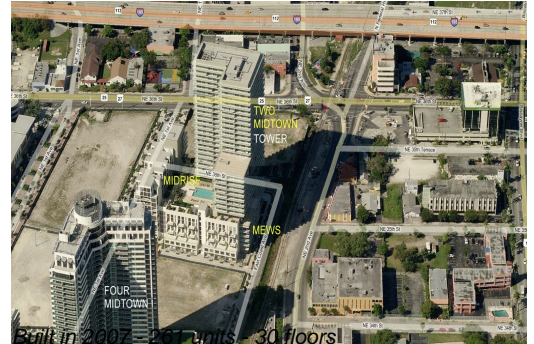


Midtown 2 the Tower: \$682/sq. ft.  
Miami: \$673/sq. ft.

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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	80 days
Miami	83 days
Miami-Dade	82 days