

Unit H2504 - Midtown 2 the Tower

H2504 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11607280
Status:	Active
Size:	1,242 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$979,000
List PPSF:	\$788
Valuated Price:	\$824,000
Valuated PPSF:	\$663

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

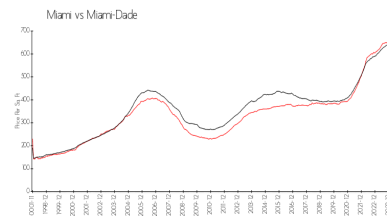
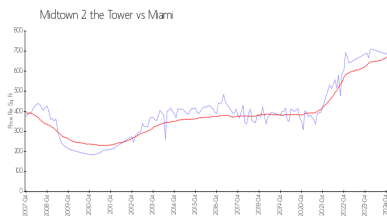
Building Association Information

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

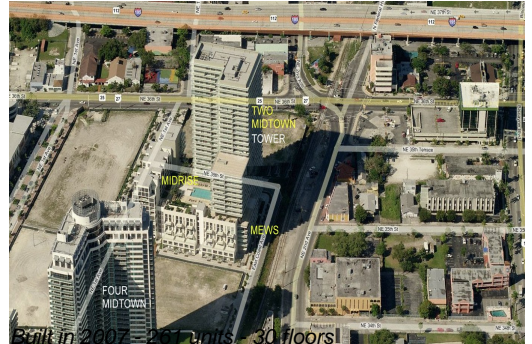


Midtown 2 the Tower: \$682/sq. ft.
Miami: \$673/sq. ft.

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	80 days
Miami	83 days
Miami-Dade	82 days