

Unit H2009 - Midtown 2 the Tower

H2009 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11618137 |
| Status: | Active |
| Size: | 1,181 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$899,000 |
| List PPSF: | \$761 |
| Valuated Price: | \$941,000 |
| Valuated PPSF: | \$797 |

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: | 14 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 8 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

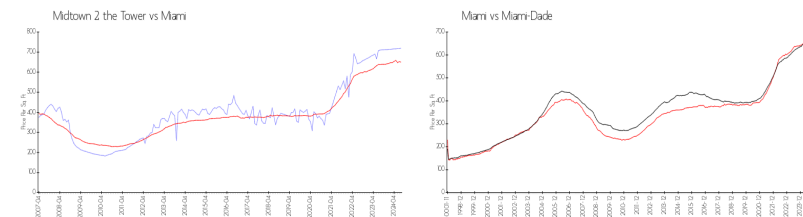
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| H2209 | 1,181 sq ft | Aug 2024 | \$1,010,000 | \$855 |
| H1408 | 1,017 sq ft | Jul 2024 | \$619,000 | \$609 |
| 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 |

Market Information

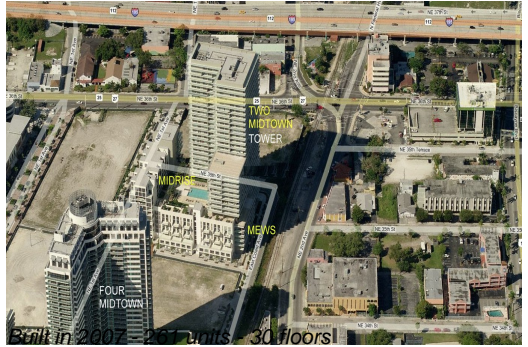


| | | | |
|----------------------|---------------|-------------|---------------|
| Midtown 2 the Tower: | \$719/sq. ft. | Miami: | \$650/sq. ft. |
| Miami: | \$650/sq. ft. | Miami-Dade: | \$697/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Midtown 2 the Tower
Miami
Miami-Dade

81 days
84 days
84 days