

Unit H1704 - Midtown 2 the Tower

H1704 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11619823
Status:	Active
Size:	1,242 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$925,000
List PPSF:	\$745
Valuated Price:	\$801,000
Valuated PPSF:	\$645

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

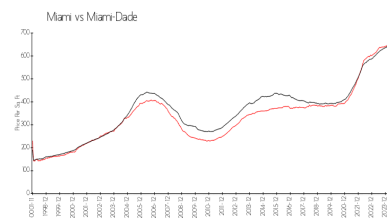
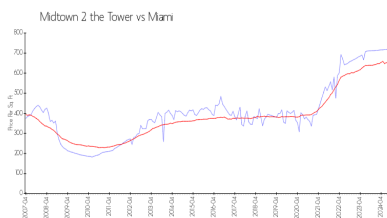
Building Association Information

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

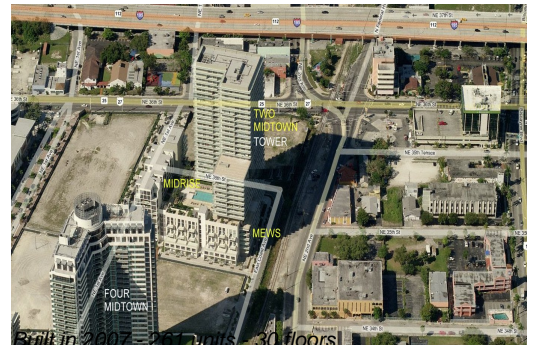


Midtown 2 the Tower: \$719/sq. ft.
Miami: \$650/sq. ft.

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	81 days
Miami	84 days
Miami-Dade	84 days