

Unit PH202 - Midtown 2 the Tower

PH202 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11625504
 Status: Active
 Size: 2,178 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available
 View:
 List Price: \$2,175,000
 List PPSF: \$999
 Valuated Price: \$1,755,000
 Valuated PPSF: \$806

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: 18
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

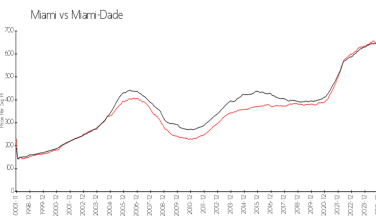
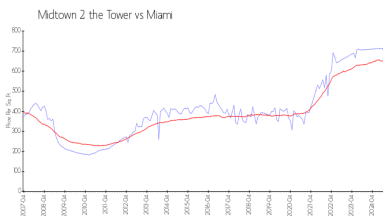
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H1011	1,081 sq ft	Dec 2024	\$695,000	\$643
H1601	1,577 sq ft	Oct 2024	\$1,100,000	\$698
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

Market Information



Midtown 2 the Tower: \$638/sq. ft.
 Miami: \$895/sq. ft.

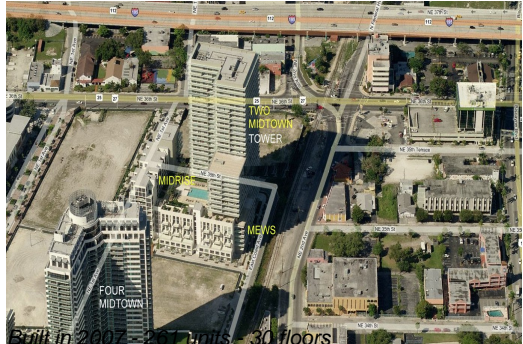
Miami: \$895/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Midtown 2 the Tower: 7%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Midtown 2 the Tower: 93 days
 Miami: 91 days



Miami-Dade

90 days