

# Unit H1404 - Midtown 2 the Tower

H1404 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11703751
Status:	Active
Size:	1,242 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$809,000
List PPSF:	\$651
Valuated Price:	\$677,000
Valuated PPSF:	\$545

*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:	20
Building inventory for sale:	7%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Building Association Information

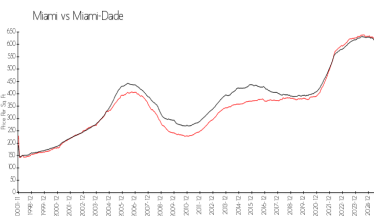
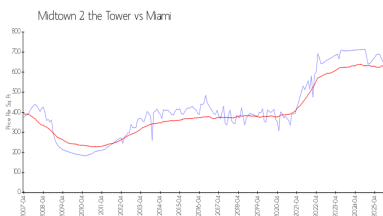
Two Midtown Miami Condo  
Association Inc  
(305) 438-1460

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H1909	1,181 sq ft	Sep 2025	\$765,000	\$648
H2706	588 sq ft	Sep 2025	\$380,000	\$646
H1402	735 sq ft	Aug 2025	\$449,500	\$612
H2601	1,577 sq ft	Jul 2025	\$1,175,000	\$745
PH101	3,193 sq ft	May 2025	\$2,700,000	\$846
H1103	735 sq ft	May 2025	\$425,000	\$578
H2010	1,088 sq ft	May 2025	\$800,000	\$735

## Market Information

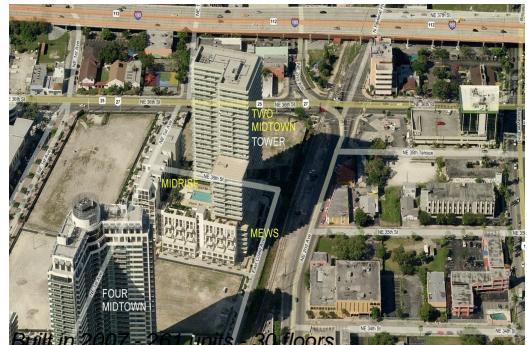


Midtown 2 the Tower: \$626/sq. ft.  
Miami: \$629/sq. ft.

Miami: \$629/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Midtown 2 the Tower	8%
Miami	5%
Miami-Dade	4%



**Avg. Time to Close Over Last 12 Months**

Midtown 2 the Tower	93 days
Miami	70 days
Miami-Dade	77 days