

# Unit M0507 - Midtown 2 Midrise & Mews

M0507 - 3449 E Coast Av, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11549746
Status:	Active
Size:	1,072 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$695,900
List PPSF:	\$649
Valuated Price:	\$686,000
Valuated PPSF:	\$640

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:	76
Number of active listings for rent:	4
Number of active listings for sale:	5
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

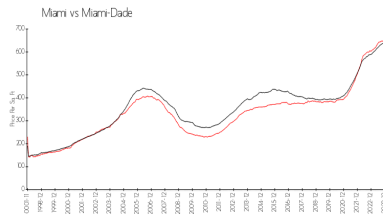
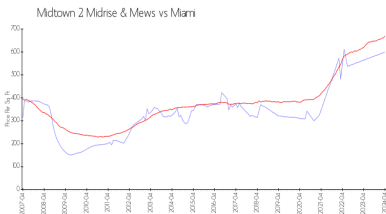
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
M0807	492 sq ft	May 2024	\$350,000	\$711
M0401	906 sq ft	Aug 2023	\$525,000	\$579
M0903	492 sq ft	Jun 2023	\$365,000	\$742

## Market Information



Midtown 2 Midrise & Mews:	\$600/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Midtown 2 Midrise & Mews	7%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Midtown 2 Midrise & Mews  
Miami  
Miami-Dade

51 days  
84 days  
81 days