

Unit H1601 - Midtown 2 the Tower

H1601 - 3470 E Coast Av, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11554079
Status:	Active
Size:	1,577 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$1,299,000
List PPSF:	\$824
Valuated Price:	\$1,042,000
Valuated PPSF:	\$661

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:	11
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

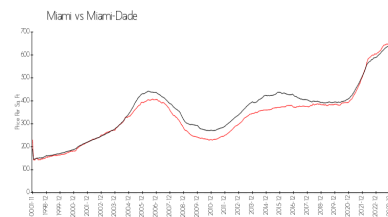
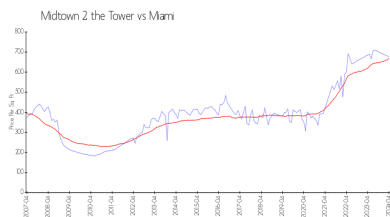
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
H2506	588 sq ft	Mar 2024	\$420,000	\$714
H2209	1,181 sq ft	Mar 2024	\$950,000	\$804
H0405	736 sq ft	Feb 2024	\$420,000	\$571
H1511	1,081 sq ft	Nov 2023	\$695,000	\$643
H0909	735 sq ft	Oct 2023	\$510,000	\$694

Market Information



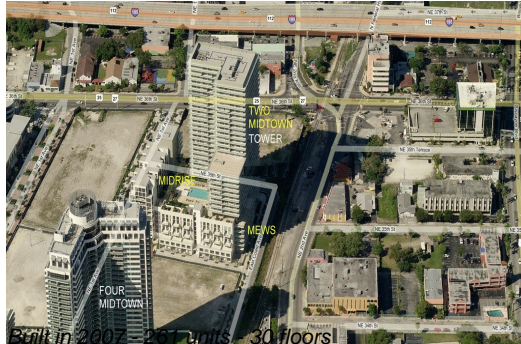
Midtown 2 the Tower: \$676/sq. ft.
 Miami: \$669/sq. ft.

Miami: \$669/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Midtown 2 the Tower	4%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Midtown 2 the Tower
Miami
Miami-Dade

57 days
84 days
81 days