

# Unit PM03 - Midtown 2 Midrise & Mews

PM03 - 3449 E Coast Av, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11568393
Status:	Active
Size:	1,570 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,190,000
List PPSF:	\$758
Valuated Price:	\$1,090,000
Valuated PPSF:	\$694

*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:	4
Building inventory for sale:	5%
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

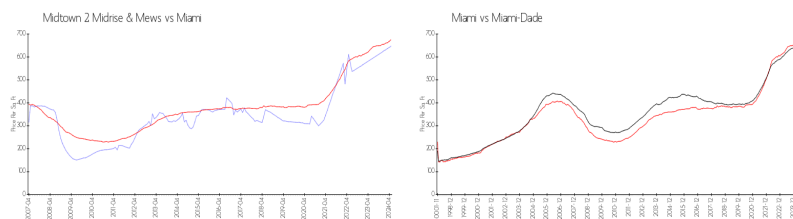
## Building Association Information

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

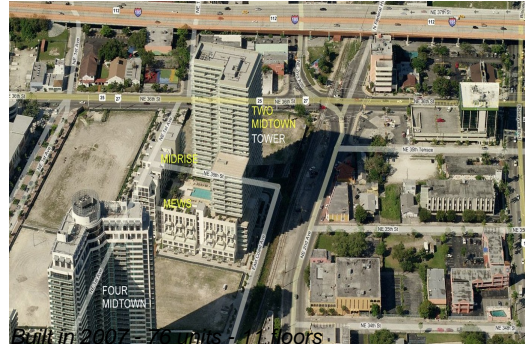


Midtown 2 Midrise & Mews:	\$647/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Midtown 2 Midrise & Mews	5%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Midtown 2 Midrise & Mews	51 days
Miami	83 days
Miami-Dade	81 days