

# Unit PH01 - Floridian

PH01 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11486605    |
| Status:         | Active       |
| Size:           | 1,456 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 1            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$3,499,900  |
| List PPSF:      | \$2,404      |
| Valuated Price: | \$1,869,000  |
| Valuated PPSF:  | \$1,284      |



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:                         | 334 |
| Number of active listings for rent:      | 17  |
| Number of active listings for sale:      | 23  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 19  |
| Number of sales over the last 6 months:  | 12  |
| Number of sales over the last 3 months:  | 4   |

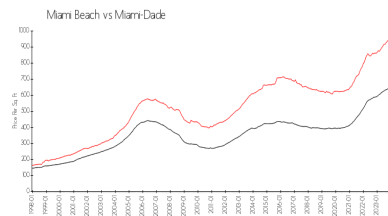
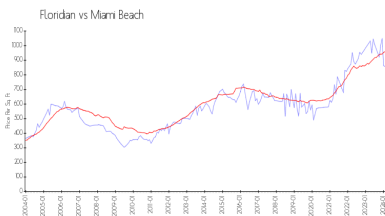
## Building Association Information

Floridian Condominiums  
(305) 604-6038

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF    |
|--------|-------------|--------------|-------------|---------|
| 709    | 1,078 sq ft | Apr 2024     | \$1,000,000 | \$928   |
| 2001   | 1,147 sq ft | Apr 2024     | \$1,425,000 | \$1,242 |
| 2809   | 1,078 sq ft | Apr 2024     | \$1,095,000 | \$1,016 |
| 1906   | 746 sq ft   | Mar 2024     | \$520,000   | \$697   |
| 1108   | 1,191 sq ft | Jan 2024     | \$949,000   | \$797   |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Floridian:   | \$904/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Floridian   | 7% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |

## Avg. Time to Close Over Last 12 Months

Floridian  
Miami Beach  
Miami-Dade

68 days  
98 days  
81 days