

Unit 2804 - Floridian

2804 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11489140
Status:	Active
Size:	1,078 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,200,000
List PPSF:	\$1,113
Valuated Price:	\$942,000
Valuated PPSF:	\$874

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:	25
Building inventory for sale:	7%
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:	6

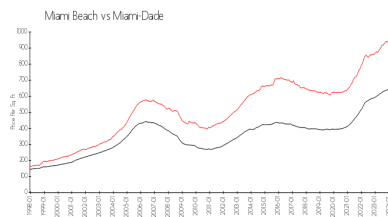
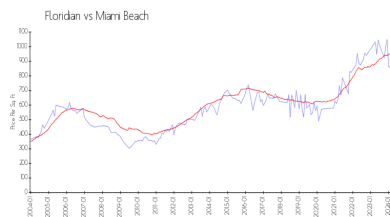
Building Association Information

Floridian Condominiums
(305) 604-6038

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2811	1,147 sq ft	May 2024	\$1,556,123	\$1,357
2601	1,147 sq ft	May 2024	\$1,600,000	\$1,395
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

Market Information



Floridian:	\$896/sq. ft.	Miami Beach:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$694/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

70 days
97 days
81 days