

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: \$950,000
 Valuated PPSF: \$881

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

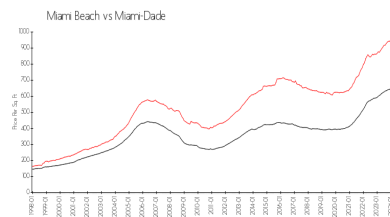
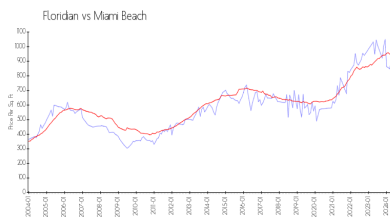
Building Association Information

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