

Unit 710 - Floridian

710 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11490302 |
| Status: | Active |
| Size: | 1,078 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$873,000 |
| List PPSF: | \$810 |
| Valuated Price: | \$709,000 |
| Valuated PPSF: | \$658 |

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 |

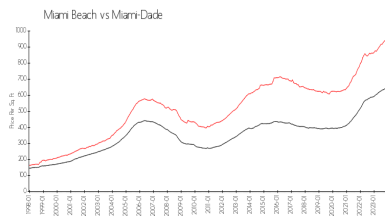
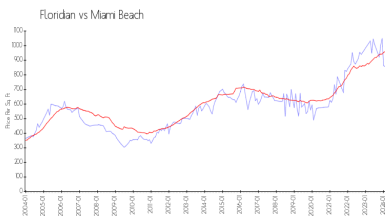
Building Association Information

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