

Unit 2605 - Floridian

2605 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11499685
Status:	Active
Size:	746 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$815,000
List PPSF:	\$1,092
Valuated Price:	\$799,000
Valuated PPSF:	\$1,071

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

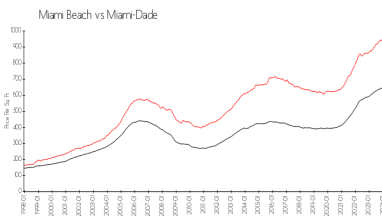
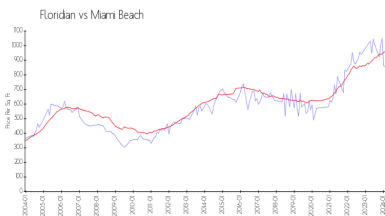
Building Association Information

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