

# Unit 1606 - Floridian

1606 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11563294  
 Status: Active  
 Size: 746 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View: Ocean View,Other View  
 Rental Price: \$3,500  
 List PPSF: \$5  
 Valuated Price: \$537,000  
 Valuated PPSF: \$720

*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.*

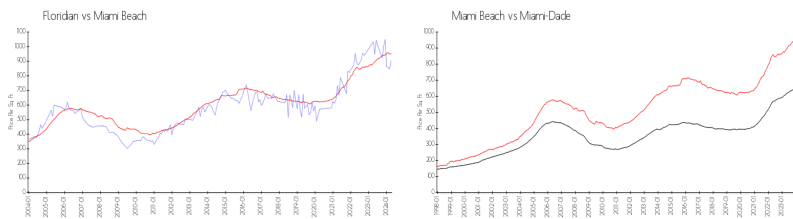
## Building Information

Number of units: 334  
 Number of active listings for rent: 17  
 Number of active listings for sale: 27  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 5

## Building Association Information

Floridian Condominiums  
 (305) 604-6038

## 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 8%  
 Miami Beach 4%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Floridian 71 days  
 Miami Beach 97 days  
 Miami-Dade 81 days

