

Unit 2311 - Floridian

2311 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11577007
Status:	Active
Size:	1,147 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,485,000
List PPSF:	\$1,295
Valuated Price:	\$1,104,000
Valuated PPSF:	\$963

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:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	21
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

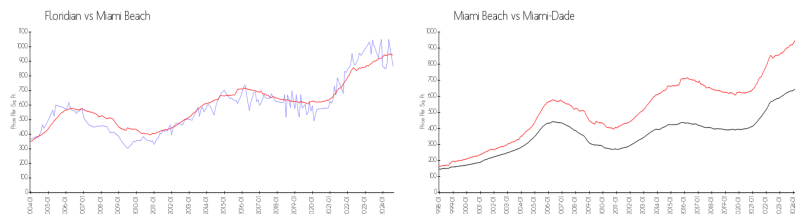
Building Association Information

Floridian Condominiums
(305) 604-6038

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
507	721 sq ft	Aug 2024	\$460,000	\$638
1908	1,191 sq ft	Jul 2024	\$1,050,000	\$882
2904	1,078 sq ft	Jul 2024	\$950,000	\$881
2805	746 sq ft	Jul 2024	\$775,000	\$1,039
307	721 sq ft	May 2024	\$499,000	\$692
2811	1,147 sq ft	May 2024	\$1,556,123	\$1,357
2601	1,147 sq ft	May 2024	\$1,600,000	\$1,395

Market Information



Floridian:	\$862/sq. ft.	Miami Beach:	\$943/sq. ft.
Miami Beach:	\$943/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Floridian	6%
Miami Beach	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Floridian	63 days
-----------	---------



Miami Beach
Miami-Dade

100 days
85 days