

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: \$1,600,000
 List PPSF: \$1,395
 Valuated Price: \$1,341,000
 Valuated PPSF: \$1,169

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: 19
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 7

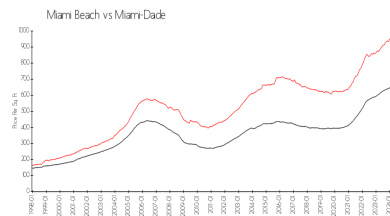
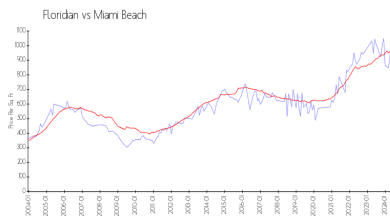
Building Association Information

Floridian Condominiums
 (305) 604-6038

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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

Market Information



Floridian: \$1049/sq. ft.
 Miami Beach: \$970/sq. ft.

Miami Beach: \$970/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

Floridian 6%
 Miami Beach 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Floridian	63 days
Miami Beach	97 days
Miami-Dade	82 days