

Unit 2710 - Floridian

2710 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11582457
 Status: Active
 Size: 1,078 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$949,000
 List PPSF: \$880
 Valuated Price: \$1,093,000
 Valuated PPSF: \$1,014

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

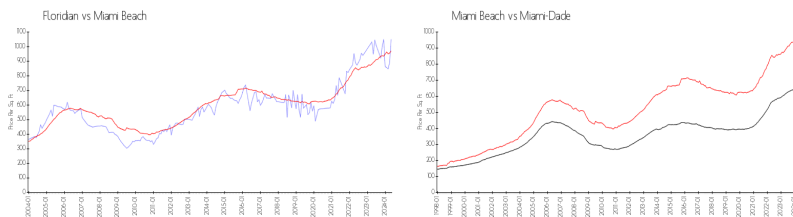
Building Association Information

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
Miami Beach
Miami-Dade

63 days
97 days
82 days