

Unit 710 - Floridian

710 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11606354 |
| Status: | Active |
| Size: | 1,078 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$875,000 |
| List PPSF: | \$812 |
| Valuated Price: | \$678,000 |
| Valuated PPSF: | \$629 |

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 |

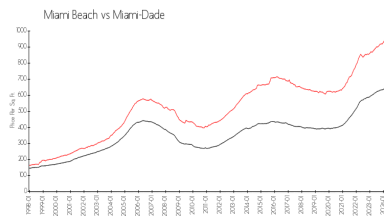
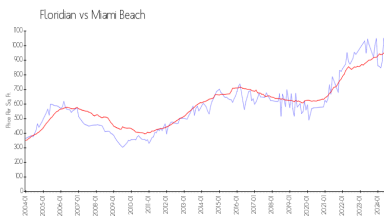
Building Association Information

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 | 100 days |



Miami-Dade

85 days