

# Unit 1203 - Floridian

1203 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11613518
Status:	Active
Size:	1,824 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$3,950,000
List PPSF:	\$2,166
Valuated Price:	\$1,129,000
Valuated PPSF:	\$1,047

*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:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

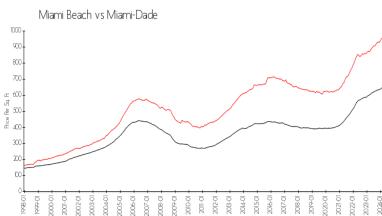
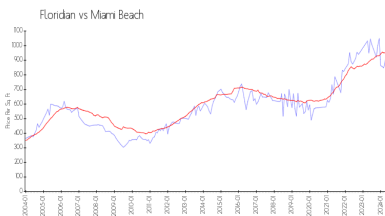
## Building Association Information

Floridian Condominiums  
(305) 604-6038

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$1014/sq. ft.	Miami Beach:	\$954/sq. ft.
Miami Beach:	\$954/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Floridian	5%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Floridian  
Miami Beach  
Miami-Dade

60 days  
99 days  
83 days