

Unit 1811 - Floridian

1811 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11618053
 Status: Active
 Size: 1,147 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$1,990,000
 List PPSF: \$1,735
 Valuated Price: \$1,234,000
 Valuated PPSF: \$1,076

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

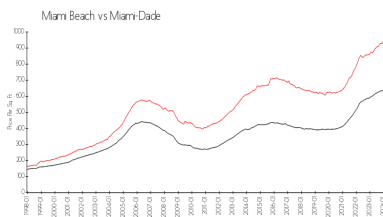
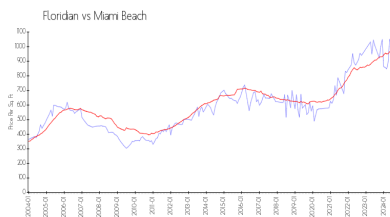
Building Association Information

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