

Unit 2808 - Floridian

2808 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11648708
Status:	Active
Size:	1,191 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,499,000
List PPSF:	\$1,259
Valuated Price:	\$1,314,000
Valuated PPSF:	\$1,103

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:	22
Building inventory for sale:	6%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

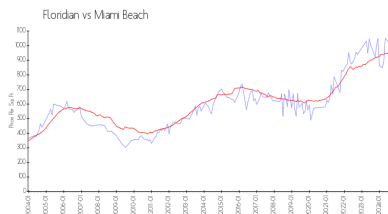
Building Association Information

Floridian Condominiums
(305) 604-6038

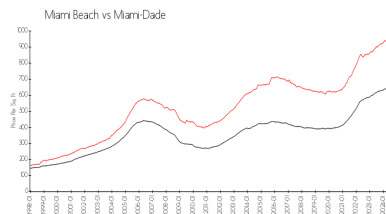
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2710	1,078 sq ft	Nov 2024	\$920,000	\$853
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

Market Information



Floridian: \$1008/sq. ft.
Miami Beach: \$951/sq. ft.



Miami Beach: \$951/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

Floridian	7%
Miami Beach	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Floridian	69 days
Miami Beach	102 days
Miami-Dade	86 days

