

Unit 2307 - Floridian

2307 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11656946
 Status: Active
 Size: 1,234 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, 2 Or More Spaces, Assigned Parking, Covered Parking, Valet Parking

View:
 List Price: \$1,799,000
 List PPSF: \$1,458
 Valuated Price: \$1,476,000
 Valuated PPSF: \$1,196

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: 28
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

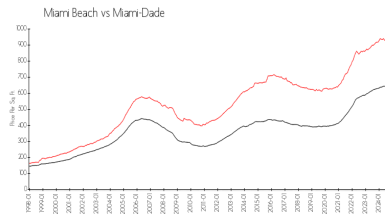
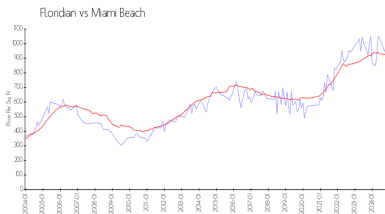
Building Association Information

Floridian Condominiums
 (305) 604-6038

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2610	1,078 sq ft	Dec 2024	\$1,075,000	\$997
3003	1,078 sq ft	Nov 2024	\$1,040,000	\$965
2311	1,147 sq ft	Nov 2024	\$1,387,500	\$1,210
2710	1,078 sq ft	Nov 2024	\$920,000	\$853
507	721 sq ft	Aug 2024	\$460,000	\$638

Market Information



Floridian: \$1038/sq. ft.
 Miami Beach: \$939/sq. ft.
 Miami Beach: \$939/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Floridian: 8%
 Miami Beach: 6%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Floridian: 79 days
 Miami Beach: 104 days
 Miami-Dade: 91 days

