

Unit 2009 - Floridian

2009 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11661224
 Status: Active
 Size: 1,078 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Valet Parking

View:
 List Price: \$1,099,000
 List PPSF: \$1,019
 Valuated Price: \$980,000
 Valuated PPSF: \$909

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: 24
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 17
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

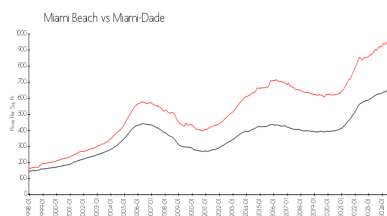
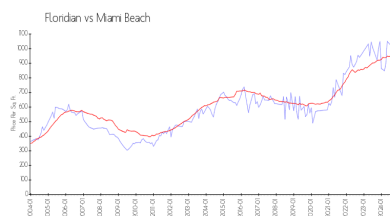
Building Association Information

Floridian Condominiums
 (305) 604-6038

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3003	1,078 sq ft	Nov 2024	\$1,040,000	\$965
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 74 days



Miami Beach
Miami-Dade

102 days
87 days