

Unit 1602 - Floridian

1602 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11661990
 Status: Active
 Size: 1,147 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking, Valet Parking
 View:
 List Price: \$1,290,000
 List PPSF: \$1,125
 Valuated Price: \$1,073,000
 Valuated PPSF: \$935

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: 25
 Building inventory for sale: 7%
 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: 4

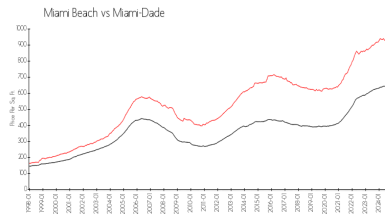
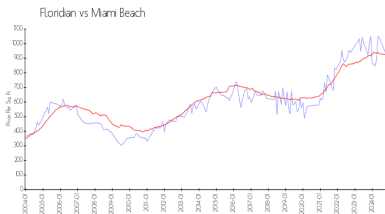
Building Association Information

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: 7%
 Miami Beach: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Floridian: 79 days
 Miami Beach: 103 days
 Miami-Dade: 90 days

