

Unit 2804 - Floridian

2804 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11670182
 Status: Active
 Size: 1,078 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,000,000
 List PPSF: \$928
 Valuated Price: \$1,093,000
 Valuated PPSF: \$1,014

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

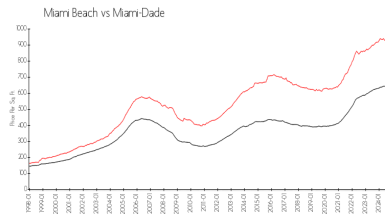
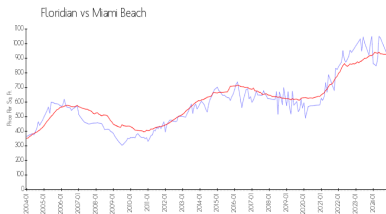
Building Association Information

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

