

# Unit 1101 - Floridian

1101 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11674613  
 Status: Active  
 Size: 1,147 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,800,000  
 List PPSF: \$1,569  
 Valuated Price: \$1,106,000  
 Valuated PPSF: \$964

*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

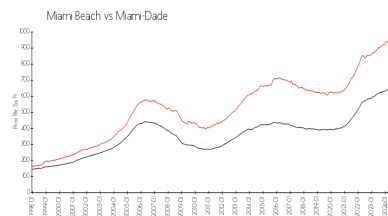
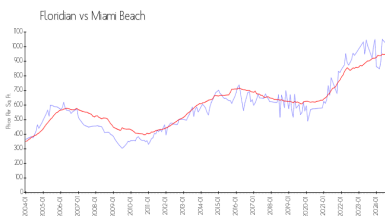
## Building Association Information

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

