

Unit 2509 - Floridian

2509 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11697107
 Status: Active
 Size: 1,078 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$1,180,000
 List PPSF: \$1,095
 Valuated Price: \$1,030,000
 Valuated PPSF: \$955

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: 16
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

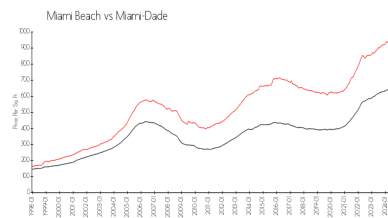
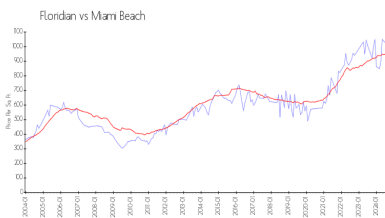
Building Association Information

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

