

# Unit 3007 - Floridian

3007 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11699474
Status:	Pending
Size:	1,234 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,675,000
List PPSF:	\$1,357
Valuated Price:	\$1,397,000
Valuated PPSF:	\$1,132

*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:	8
Number of sales over the last 3 months:	4

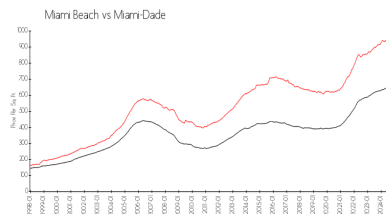
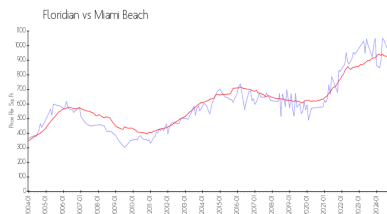
## Building Association Information

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:	\$916/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Floridian	7%
Miami Beach	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Floridian	86 days
Miami Beach	104 days
Miami-Dade	89 days

