

# Unit 2406 - Floridian

2406 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11699477  
Status: Active  
Size: 746 Sq ft.  
Bedrooms: 1  
Full Bathrooms: 1  
Half Bathrooms:  
Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
View: Ocean View,Other View  
Rental Price: \$3,500  
List PPSF: \$5  
Valuated Price: \$642,000  
Valuated PPSF: \$861

*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.*

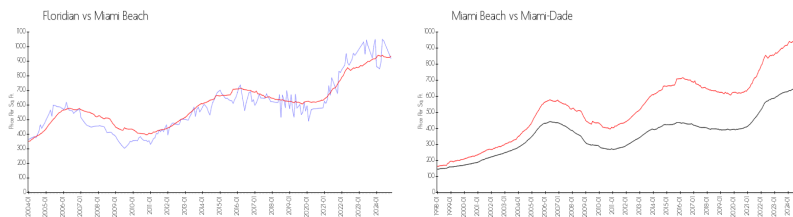
## Building Information

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

## 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

