

# Unit 2807 - Floridian

2807 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11700152  
 Status: Pending  
 Size: 1,234 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Bay  
 Rental Price: \$9,000  
 List PPSF: \$7  
 Valuated Price: \$1,369,000  
 Valuated PPSF: \$1,109

*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.*

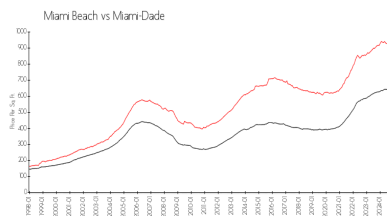
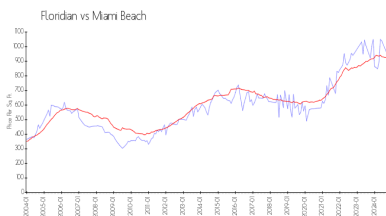
## Building Information

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: 88 days

