

# Unit 2107 - Floridian

2107 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11895037  
 Status: Active  
 Size: 1,374 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,575,000  
 List PPSF: \$1,146  
 Valuated Price: \$1,185,000  
 Valuated PPSF: \$960

*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: 24  
 Building inventory for sale: 7%  
 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: 3

## Building Association Information

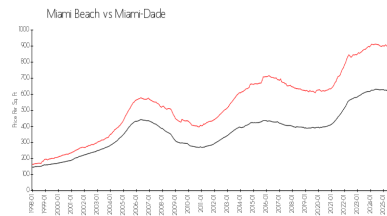
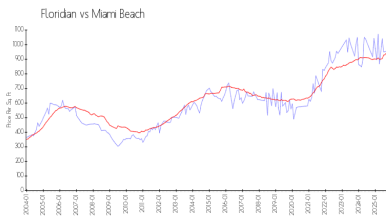
Floridian Condominiums  
 (305) 604-6038

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2005	746 sq ft	Dec 2025	\$740,000	\$992
2412	1,147 sq ft	Oct 2025	\$1,100,000	\$959
2407		Oct 2025	\$1,500,000	
3007	1,234 sq ft	Sep 2025	\$1,675,000	\$1,357
2605	746 sq ft	Sep 2025	\$720,000	\$965

## Market Information



Floridian: \$850/sq. ft.      Miami Beach: \$939/sq. ft.  
 Miami Beach: \$939/sq. ft.      Miami-Dade: \$668/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Floridian  
Miami Beach  
Miami-Dade

96 days  
94 days  
77 days