

Unit 2209 - Floridian

2209 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11921939
Status:	Active
Size:	1,078 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$990,000
List PPSF:	\$918
Valuated Price:	\$843,000
Valuated PPSF:	\$782

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

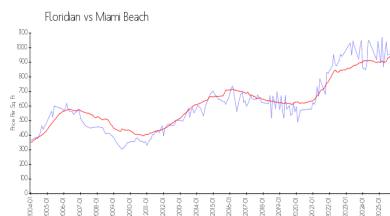
Floridian Condominiums
(305) 604-6038

<https://>

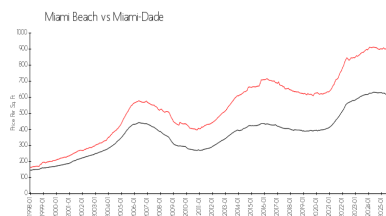
Recent Sales

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	96 days
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Miami Beach
Miami-Dade

94 days
77 days