

Unit 2804 - Floridian

2804 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	A11925965
Status:	Active
Size:	1,078 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$1,000,000
List PPSF:	\$928
Valuated Price:	\$895,000
Valuated PPSF:	\$830

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

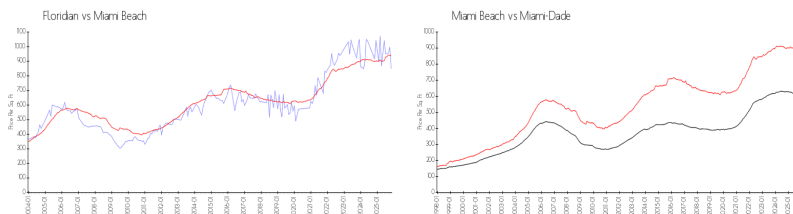
Floridian Condominiums
(305) 604-6038

<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