

# Unit 2605 - Floridian

2605 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11499685
Status:	Active
Size:	746 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$815,000
List PPSF:	\$1,092
Valuated Price:	\$929,000
Valuated PPSF:	\$1,245

*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:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

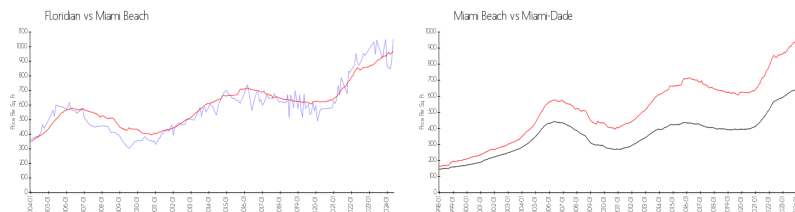
## Building Association Information

Floridian Condominiums  
(305) 604-6038

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	721 sq ft	May 2024	\$499,000	\$692
2811	1,147 sq ft	May 2024	\$1,556,123	\$1,357
2601	1,147 sq ft	May 2024	\$1,600,000	\$1,395
709	1,078 sq ft	Apr 2024	\$1,000,000	\$928
2001	1,147 sq ft	Apr 2024	\$1,425,000	\$1,242
2809	1,078 sq ft	Apr 2024	\$1,095,000	\$1,016

## Market Information



Floridian:	\$1049/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Floridian	6%
Miami Beach	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Floridian  
Miami Beach  
Miami-Dade

64 days  
97 days  
81 days