

Unit 2104 - Floridian

2104 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11555475
 Status: Active
 Size: 1,078 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$995,000
 List PPSF: \$923
 Valuated Price: \$878,000
 Valuated PPSF: \$814

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: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 7

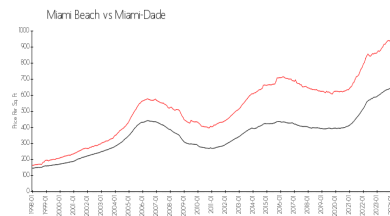
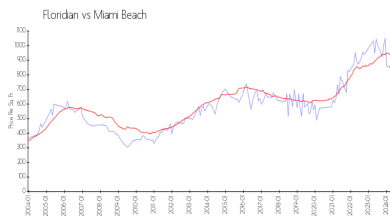
Building Association Information

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: \$896/sq. ft.
 Miami Beach: \$937/sq. ft.
 Miami-Dade: \$695/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Floridian	69 days
Miami Beach	97 days
Miami-Dade	81 days