

# Unit 1206 - Floridian

1206 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11563161  
 Status: Active  
 Size: 746 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$599,000  
 List PPSF: \$803  
 Valuated Price: \$511,000  
 Valuated PPSF: \$685

*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: 25  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 6

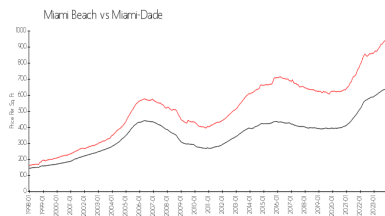
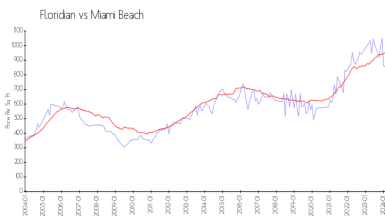
## Building Association Information

Floridian Condominiums  
 (305) 604-6038

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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 Beach: \$937/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Floridian: 7%  
 Miami Beach: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Floridian  
Miami Beach  
Miami-Dade

70 days  
97 days  
81 days