

# Unit 1104 - Floridian

1104 - 650 West Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11565945  
 Status: Active  
 Size: 1,078 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,100,000  
 List PPSF: \$1,020  
 Valuated Price: \$731,000  
 Valuated PPSF: \$678

*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

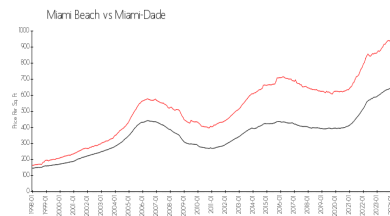
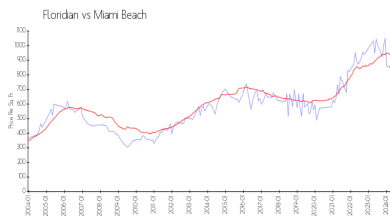
## Building Association Information

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