

Unit 306 - Meridian

306 - 2001 Meridian Av, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number: A11531523
 Status: Active
 Size: 966 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$648,000
 List PPSF: \$671
 Valuated Price: \$793,000
 Valuated PPSF: \$821

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: 111
 Number of active listings for rent: 1
 Number of active listings for sale: 12
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

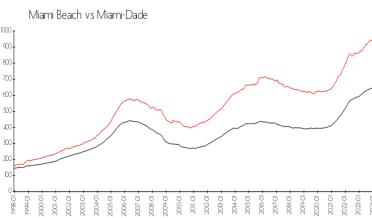
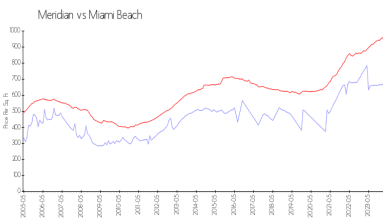
Building Association Information

Meridian Condominium Association
 (305) 673-9470

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 422 | 1,145 sq ft | Mar 2024 | \$775,000 | \$677 |
| 521 | 966 sq ft | Dec 2023 | \$680,000 | \$704 |
| 304 | 966 sq ft | May 2023 | \$560,000 | \$580 |
| 508 | 1,046 sq ft | May 2023 | \$680,000 | \$650 |

Market Information



Meridian: \$818/sq. ft. Miami Beach: \$952/sq. ft.
 Miami Beach: \$952/sq. ft. Miami-Dade: \$698/sq. ft.

Inventory for Sale

Meridian: 11%
 Miami Beach: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months



| | |
|-------------|---------|
| Meridian | 47 days |
| Miami Beach | 98 days |
| Miami-Dade | 81 days |