

# Unit 103 - Meridian

103 - 2001 Meridian Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11572029  
 Status: Active  
 Size: 1,328 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$1,490,000  
 List PPSF: \$1,122  
 Valuated Price: \$1,027,000  
 Valuated PPSF: \$773

*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

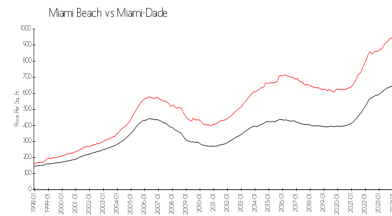
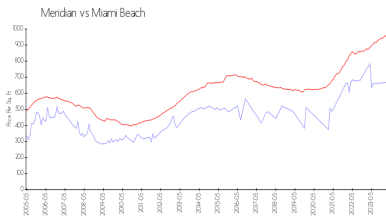
## Building Association Information

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 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  
Miami-Dade

98 days  
81 days