

# Unit 505 - Meridian

505 - 2001 Meridian Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number:	A11604398
Status:	Active
Size:	1,450 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, 2 Or More Spaces, Assigned Parking, Covered Parking
View:	
List Price:	\$1,750,000
List PPSF:	\$1,207
Valuated Price:	\$1,121,000
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:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

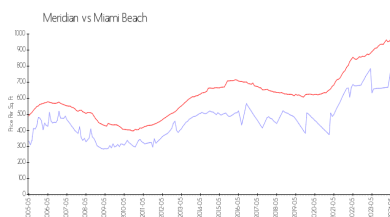
## Building Association Information

Meridian Condominium Association  
(305) 673-9470

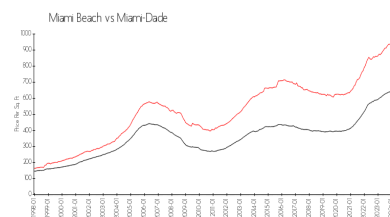
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
314	2,090 sq ft	Jun 2024	\$1,475,000	\$706
422	1,145 sq ft	Mar 2024	\$775,000	\$677
521	966 sq ft	Dec 2023	\$680,000	\$704

## Market Information



Meridian: \$787/sq. ft.  
Miami Beach: \$970/sq. ft.



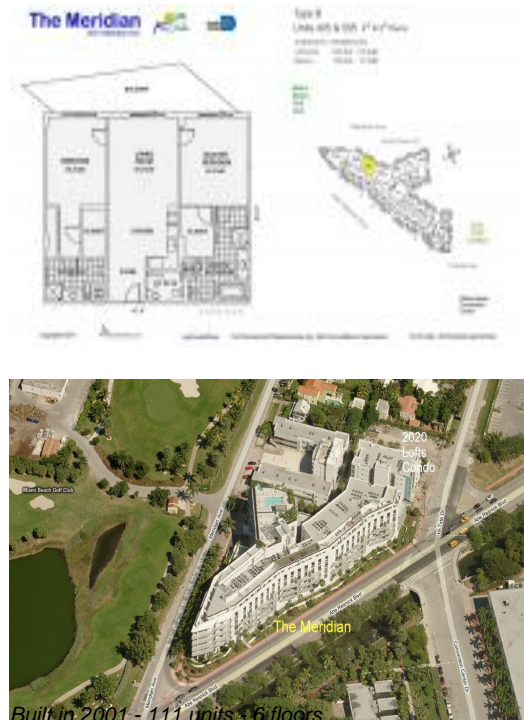
Miami Beach: \$970/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Meridian	19 days
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Miami Beach  
Miami-Dade

98 days  
82 days