

# Unit 309 - Meridian

309 - 2001 Meridian Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11775561  
 Status: Active  
 Size: 1,450 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$1,140,000  
 List PPSF: \$786  
 Valuated Price: \$1,079,000  
 Valuated PPSF: \$744

*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: 13  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

Meridian Condominium Association  
 (305) 673-9470

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
509	1,450 sq ft	Mar 2026	\$1,125,000	\$776
318	966 sq ft	Jan 2026	\$680,000	\$704
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528	966 sq ft	Nov 2025	\$570,000	\$590
411	1,450 sq ft	Oct 2025	\$1,040,000	\$717

## Market Information



Meridian: \$713/sq. ft.      Miami Beach: \$1028/sq. ft.  
 Miami Beach: \$1028/sq. ft.      Miami-Dade: \$667/sq. ft.

## Inventory for Sale

Meridian: 12%  
 Miami Beach: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Meridian: 125 days



Miami Beach  
Miami-Dade

94 days  
79 days