

# Unit PH-21 - Meridian

PH-21 - 2001 Meridian Av, Miami Beach, FL, Miami-Dade 33139

## Unit Information

MLS Number: A11817876  
 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: \$950,000  
 List PPSF: \$983  
 Valuated Price: \$576,000  
 Valuated PPSF: \$596

*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: 17  
 Building inventory for sale: 15%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

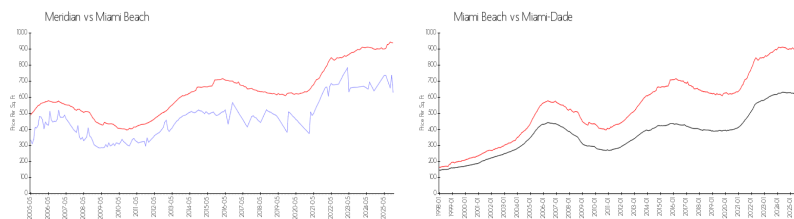
Meridian Condominium Association  
 (305) 673-9470

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
528	966 sq ft	Nov 2025	\$570,000	\$590
411	1,450 sq ft	Oct 2025	\$1,040,000	\$717
326	966 sq ft	Sep 2025	\$637,500	\$660
505	1,450 sq ft	Jun 2025	\$1,050,000	\$724

## Market Information



Meridian:	\$627/sq. ft.	Miami Beach:	\$939/sq. ft.
Miami Beach:	\$939/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Meridian	15%
Miami Beach	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Meridian	102 days
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Miami Beach  
Miami-Dade

94 days  
77 days