

# Unit 3019 - Canvas

3019 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11460473  
 Status: Active  
 Size: 752 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$465,000  
 List PPSF: \$618  
 Valuated Price: \$427,000  
 Valuated PPSF: \$568

*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

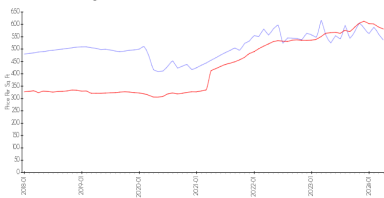
Number of units: 513  
 Number of active listings for rent: 0  
 Number of active listings for sale: 29  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 48  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 13

## Recent Sales

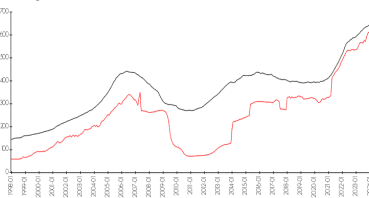
Unit #	Size	Closing Date	Sale Price	PPSF
1720	1,009 sq ft	May 2024	\$579,900	\$575
3008	882 sq ft	May 2024	\$515,000	\$584
2715	850 sq ft	May 2024	\$465,000	\$547
2011	865 sq ft	Apr 2024	\$445,000	\$514
2418	754 sq ft	Mar 2024	\$370,000	\$491
3607	880 sq ft	Mar 2024	\$560,000	\$636
2206	1,040 sq ft	Mar 2024	\$610,000	\$587
3303	588 sq ft	Mar 2024	\$380,000	\$646
3203	588 sq ft	Mar 2024	\$375,500	\$639

## Market Information

Canvas vs Edgewater



Edgewater vs Miami-Dade



Canvas: \$536/sq. ft.  
 Edgewater: \$581/sq. ft.

Edgewater: \$581/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Canvas: 6%  
 Edgewater: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Canvas: 112 days  
 Edgewater: 88 days  
 Miami-Dade: 81 days

