

Unit 2802 - Canvas

2802 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

Unit Information

MLS Number: A11505311
 Status: Active
 Size: 580 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$379,000
 List PPSF: \$653
 Valuated Price: \$323,000
 Valuated PPSF: \$557

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

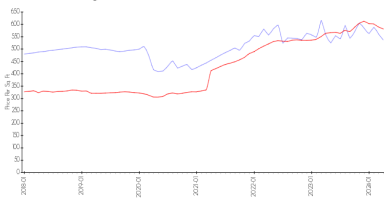
Number of units: 513
 Number of active listings for rent: 0
 Number of active listings for sale: 29
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 48
 Number of sales over the last 6 months: 17
 Number of sales over the last 3 months: 13

Recent Sales

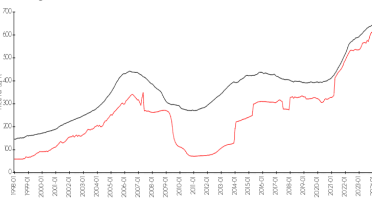
Unit #	Size	Closing Date	Sale Price	PPSF
1720	1,009 sq ft	May 2024	\$579,900	\$575
3008	882 sq ft	May 2024	\$515,000	\$584
2715	850 sq ft	May 2024	\$465,000	\$547
2011	865 sq ft	Apr 2024	\$445,000	\$514
2418	754 sq ft	Mar 2024	\$370,000	\$491
3607	880 sq ft	Mar 2024	\$560,000	\$636
2206	1,040 sq ft	Mar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

