

# Unit 2416 - Canvas

2416 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11566816
Status:	Active
Size:	1,018 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$620,000
List PPSF:	\$609
Valuated Price:	\$545,000
Valuated PPSF:	\$535

*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

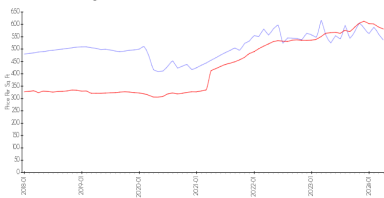
Number of units:	513
Number of active listings for rent:	0
Number of active listings for sale:	29
Building inventory for sale:	5%
Number of sales over the last 12 months:	49
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	13

## Recent Sales

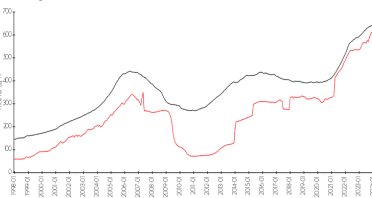
Unit #	Size	Closing Date	Sale Price	PPSF
1720	1,009 sq ft	May 2024	\$579,900	\$575
3008	882 sq ft	May 2024	\$515,000	\$584
2715	850 sq ft	May 2024	\$465,000	\$547
2011	865 sq ft	Apr 2024	\$445,000	\$514
2418	754 sq ft	Mar 2024	\$370,000	\$491
3607	880 sq ft	Mar 2024	\$560,000	\$636
2206	1,040 sq ft	Mar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

