

# Unit 2406 - Canvas

2406 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

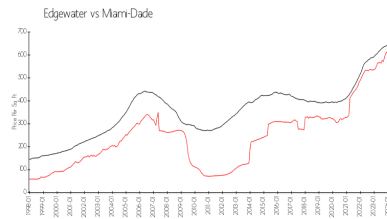
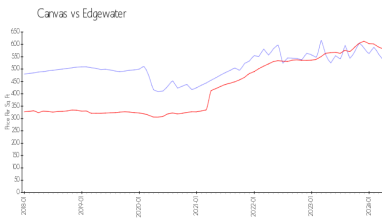
MLS Number: A11566846  
 Status: Active  
 Size: 1,040 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces, Parking Garage  
 View: Bay, Water View  
 Rental Price: \$4,075  
 List PPSF: \$4  
 Valuated Price: \$557,000  
 Valuated PPSF: \$536

*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

## Market Information



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

