

# Unit 2616 - Canvas

2616 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

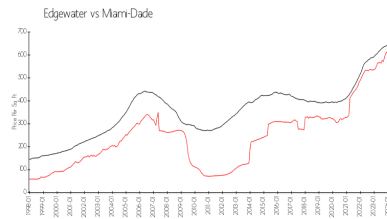
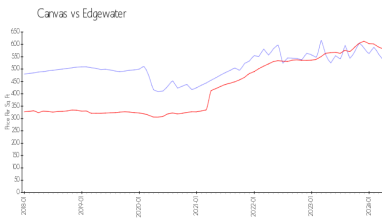
MLS Number:	A11569491
Status:	Active
Size:	1,018 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	Pool Area View
Rental Price:	\$3,800
List PPSF:	\$4
Valuated Price:	\$556,000
Valuated PPSF:	\$546

*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

