

Unit 1509 - Canvas

1509 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11570853 |
| Status: | Active |
| Size: | 878 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$590,000 |
| List PPSF: | \$672 |
| Valuated Price: | \$434,000 |
| Valuated PPSF: | \$494 |

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.

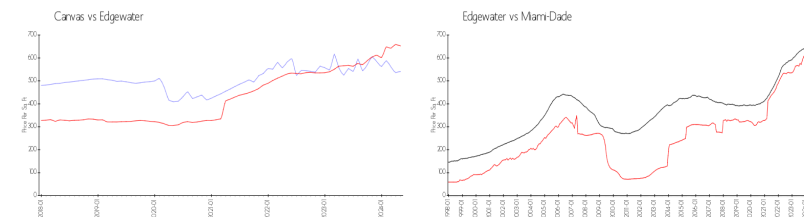
Building Information

| | |
|--|-----|
| Number of units: | 513 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 24 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 54 |
| Number of sales over the last 6 months: | 23 |
| Number of sales over the last 3 months: | 14 |

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 3619 | 752 sq ft | Jun 2024 | \$410,000 | \$545 |
| 3212 | | May 2024 | \$460,000 | |
| 3405 | 867 sq ft | May 2024 | \$470,000 | \$542 |
| 3217 | 752 sq ft | May 2024 | \$420,000 | \$559 |
| 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 |

Market Information



| | | | |
|------------|---------------|-------------|---------------|
| Canvas: | \$542/sq. ft. | Edgewater: | \$652/sq. ft. |
| Edgewater: | \$652/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale

| | |
|------------|----|
| Canvas | 5% |
| Edgewater | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|------------|----------|
| Canvas | 113 days |
| Edgewater | 86 days |
| Miami-Dade | 81 days |

