

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: \$595,000
 List PPSF: \$678
 Valuated Price: \$430,000
 Valuated PPSF: \$490

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.

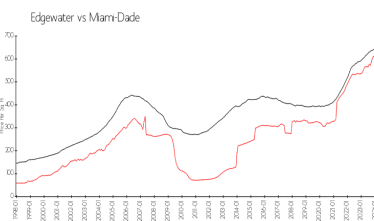
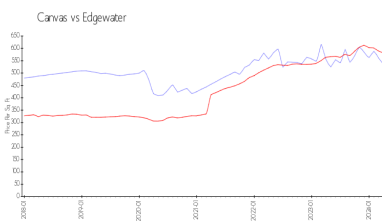
Building Information

Number of units: 513
 Number of active listings for rent: 0
 Number of active listings for sale: 30
 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: 14

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2011	865 sq ft	Apr 2024	\$445,000	\$514

Market Information



Canvas: \$536/sq. ft. Edgewater: \$581/sq. ft.
 Edgewater: \$581/sq. ft. Miami-Dade: \$695/sq. ft.

Inventory for Sale

Canvas: 6%
 Edgewater: 4%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Canvas: 109 days
 Edgewater: 86 days
 Miami-Dade: 81 days

