

# Unit 2318 - Canvas

2318 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

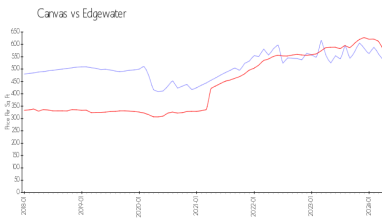
MLS Number:	A11444659
Status:	Active
Size:	754 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Street Parking
View:	Bay, Other View, Pool Area View
Rental Price:	\$3,300
List PPSF:	\$4
Valuated Price:	\$400,000
Valuated PPSF:	\$531

*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.*

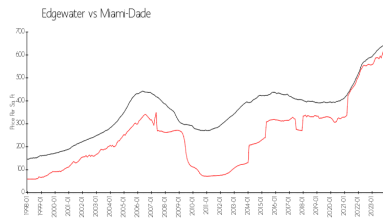
## Building Information

Number of units:	513
Number of active listings for rent:	0
Number of active listings for sale:	26
Building inventory for sale:	5%
Number of sales over the last 12 months:	47
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

## Market Information



Canvas: \$536/sq. ft.  
Edgewater: \$576/sq. ft.



Edgewater: \$576/sq. ft.  
Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Canvas	5%
Edgewater	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Canvas	112 days
Edgewater	90 days
Miami-Dade	81 days

