

# Unit 1618 - Canvas

1618 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11497711  
 Status: Active  
 Size: 754 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Street Parking,Valet Parking  
 View:  
 List Price: \$430,000  
 List PPSF: \$570  
 Valuated Price: \$389,000  
 Valuated PPSF: \$516

*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.*

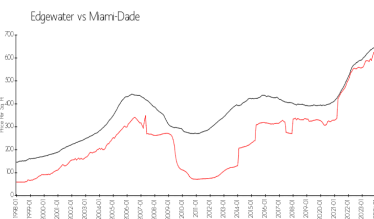
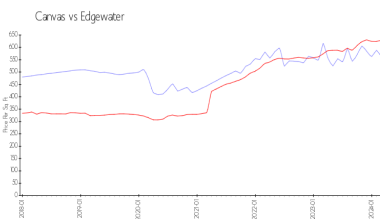
## Building Information

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: 18  
 Number of sales over the last 3 months: 11

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2011	865 sq ft	Apr 2024	\$445,000	\$514
2418	754 sq ft	Mar 2024	\$370,000	\$491
3607	880 sq ft	Mar 2024	\$560,000	\$636
2206	1,040 sq ft	Mar 2024	\$610,000	\$587
3303	588 sq ft	Mar 2024	\$380,000	\$646
3203	588 sq ft	Mar 2024	\$375,500	\$639

## Market Information



Canvas: \$560/sq. ft. Edgewater: \$629/sq. ft.  
 Edgewater: \$629/sq. ft. Miami-Dade: \$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Canvas: 112 days  
 Edgewater: 89 days  
 Miami-Dade: 81 days

