

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:	\$373,000
Valuated PPSF:	\$495

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.

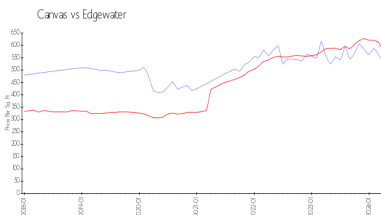
Building Information

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:	15
Number of sales over the last 3 months:	11

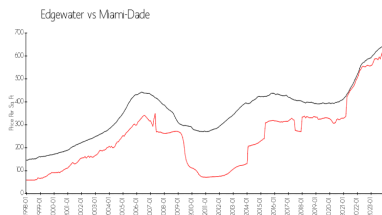
Recent Sales

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: \$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



Built in 2018 - 513 units - 37 floors