

# Unit 2420 - Canvas

2420 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11541591
Status:	Active
Size:	1,009 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking, Valet Parking
View:	
List Price:	\$680,000
List PPSF:	\$674
Valuated Price:	\$564,000
Valuated PPSF:	\$559

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.

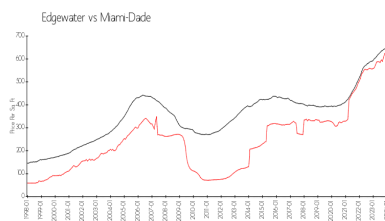
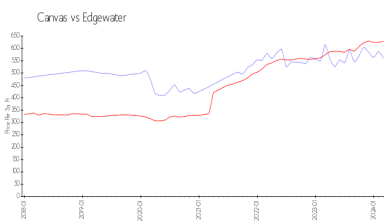
## Building Information

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:	17
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

