

Unit 3302 - Canvas

3302 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

Unit Information

MLS Number: A11544347
 Status: Active
 Size: 580 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking
 View:
 List Price: \$450,000
 List PPSF: \$776
 Valuated Price: \$355,000
 Valuated PPSF: \$612

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

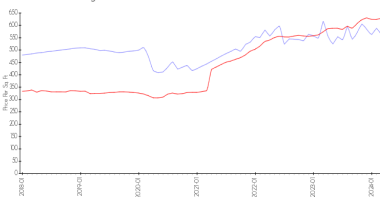
Number of units: 513
 Number of active listings for rent: 0
 Number of active listings for sale: 26
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 47
 Number of sales over the last 6 months: 17
 Number of sales over the last 3 months: 11

Recent Sales

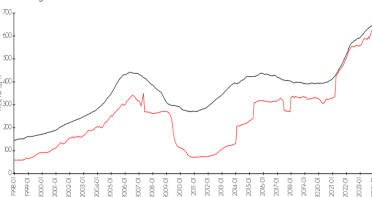
Unit #	Size	Closing Date	Sale Price	PPSF
2011	865 sq ft	Apr 2024	\$445,000	\$514
2418	754 sq ft	Mar 2024	\$370,000	\$491
3607	880 sq ft	Mar 2024	\$560,000	\$636
2206	1,040 sq ft	Mar 2024	\$610,000	\$587
3303	588 sq ft	Mar 2024	\$380,000	\$646
3203	588 sq ft	Mar 2024	\$375,500	\$639

Market Information

Canvas vs Edgewater



Edgewater vs Miami-Dade



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

