

Unit 1715 - Canvas

1715 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|---|
| MLS Number: | A11554009 |
| Status: | Active |
| Size: | 850 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | Covered Parking,Electric Vehicle Charging Station |
| View: | |
| List Price: | \$475,000 |
| List PPSF: | \$559 |
| Valuated Price: | \$424,000 |
| Valuated PPSF: | \$499 |

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.

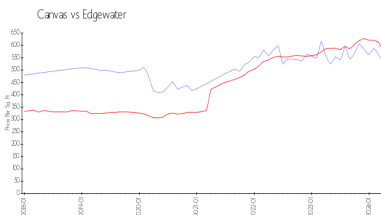
Building Information

| | |
|--|-----|
| 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 |

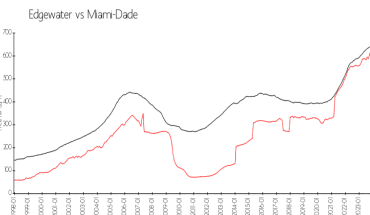
Recent Sales

| 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 |

