

Unit 1916 - Canvas

1916 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11567803
Status:	Active
Size:	1,018 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$625,000
List PPSF:	\$614
Valuated Price:	\$524,000
Valuated PPSF:	\$515

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.

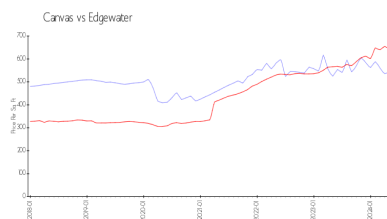
Building Information

Number of units:	513
Number of active listings for rent:	0
Number of active listings for sale:	28
Building inventory for sale:	5%
Number of sales over the last 12 months:	52
Number of sales over the last 6 months:	20
Number of sales over the last 3 months:	13

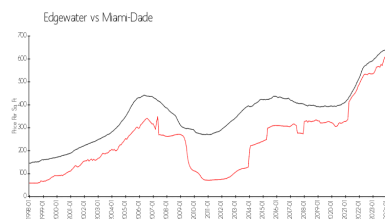
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3405	867 sq ft	May 2024	\$470,000	\$542
3217	752 sq ft	May 2024	\$420,000	\$559
1720	1,009 sq ft	May 2024	\$579,900	\$575
3008	882 sq ft	May 2024	\$515,000	\$584
2715	850 sq ft	May 2024	\$465,000	\$547

Market Information



Canvas: \$542/sq. ft.
Edgewater: \$645/sq. ft.



Edgewater: \$645/sq. ft.
Miami-Dade: \$703/sq. ft.

Inventory for Sale

Canvas	5%
Edgewater	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Canvas	107 days
Edgewater	87 days
Miami-Dade	81 days



Built in 2018 - 513 units - 37 floors