

# Unit 2216 - Canvas

2216 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11577102  
Status: Active  
Size: 1,018 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms:  
Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Valet Parking

View:  
List Price: \$570,000  
List PPSF: \$560  
Valuated Price: \$512,000  
Valuated PPSF: \$503

*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.*

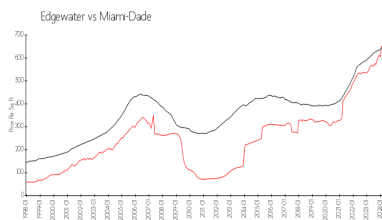
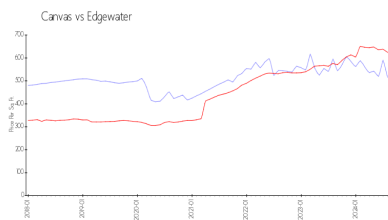
## Building Information

Number of units: 513  
Number of active listings for rent: 0  
Number of active listings for sale: 30  
Building inventory for sale: 5%  
Number of sales over the last 12 months: 46  
Number of sales over the last 6 months: 21  
Number of sales over the last 3 months: 7

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3714	857 sq ft	Sep 2024	\$475,000	\$554
3715	850 sq ft	Aug 2024	\$465,000	\$547
1806	1,040 sq ft	Jul 2024	\$600,000	\$577
1419	752 sq ft	Jul 2024	\$385,000	\$512
1618	754 sq ft	Jul 2024	\$410,000	\$544

## Market Information



Canvas: \$514/sq. ft.  
Edgewater: \$624/sq. ft.

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Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Canvas: 6%  
Edgewater: 5%  
Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Canvas: 122 days  
Edgewater: 96 days  
Miami-Dade: 85 days

