

# 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: \$590,000  
 List PPSF: \$580  
 Valuated Price: \$540,000  
 Valuated PPSF: \$530

*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.*

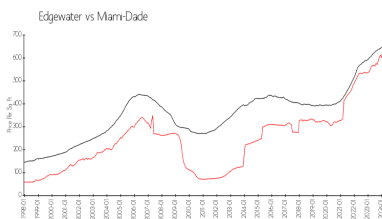
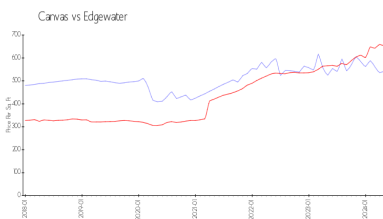
## Building Information

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: 52  
 Number of sales over the last 6 months: 23  
 Number of sales over the last 3 months: 14

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3619	752 sq ft	Jun 2024	\$410,000	\$545
3212		May 2024	\$460,000	
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: \$652/sq. ft.  
 Edgewater: \$652/sq. ft.      Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Canvas: 5%  
 Edgewater: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Canvas: 115 days  
 Edgewater: 87 days  
 Miami-Dade: 81 days

