

Unit 2520 - Canvas

2520 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11587533
Status:	Active Under Contract
Size:	1,009 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$580,000
List PPSF:	\$575
Valuated Price:	\$522,000
Valuated PPSF:	\$517

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.

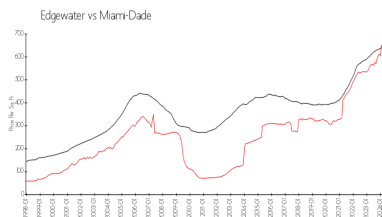
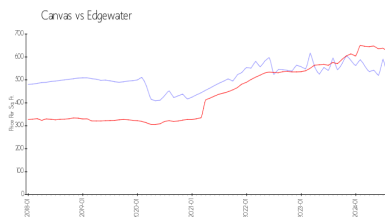
Building Information

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.
Edgewater:	\$624/sq. ft.	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

