

# Unit 1503 - Canvas

1503 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11598342  
Status: Active Under Contract  
Size: 588 Sq ft.  
Bedrooms:  
Full Bathrooms: 1  
Half Bathrooms:  
Parking Spaces: 1 Space,Assigned Parking  
View:  
List Price: \$375,000  
List PPSF: \$638  
Valuated Price: \$276,000  
Valuated PPSF: \$469

*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.*

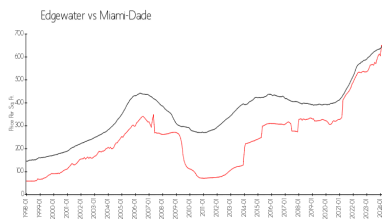
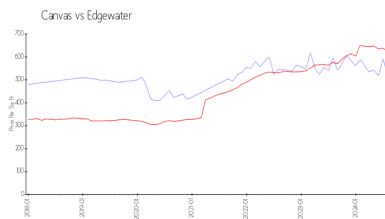
## Building Information

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

