

Unit 812 - 26 Edgewater

812 - 321 NE 26 St, Edgewater, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11600621
Status:	Active
Size:	815 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$475,000
List PPSF:	\$583
Valuated Price:	\$451,000
Valuated PPSF:	\$553

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:	86
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

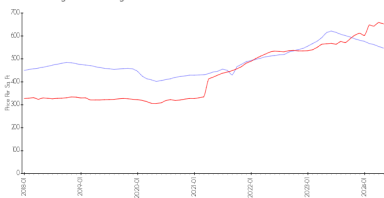
26 Edgewater Condominium
 Address: 321 NE 26th St,
 Miami, FL 33137
 Phone: +1 305-602-0908

Recent Sales

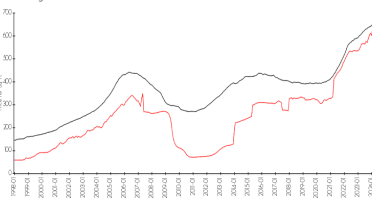
Unit #	Size	Closing Date	Sale Price	PPSF
812	815 sq ft	Apr 2024	\$450,000	\$552
618	560 sq ft	Mar 2024	\$360,000	\$643
502	560 sq ft	Jan 2024	\$390,000	\$696
616	574 sq ft	Dec 2023	\$365,000	\$636
705	560 sq ft	Oct 2023	\$360,000	\$643

Market Information

26 Edgewater vs Edgewater



Edgewater vs Miami-Dade

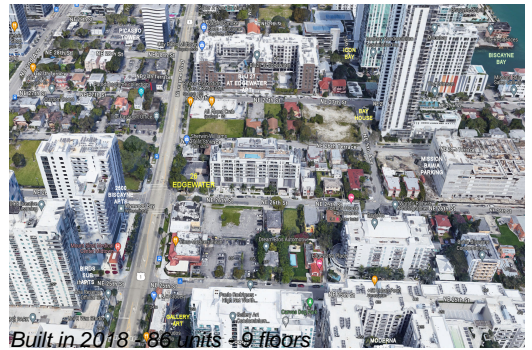


26 Edgewater: \$547/sq. ft.
 Edgewater: \$652/sq. ft.

Edgewater: \$652/sq. ft.
 Miami-Dade: \$705/sq. ft.

Inventory for Sale

26 Edgewater	5%
Edgewater	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

26 Edgewater	63 days
Edgewater	87 days
Miami-Dade	82 days