

# Unit 1402 - Canvas

1402 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11611250  
 Status: Active  
 Size: 580 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$398,000  
 List PPSF: \$686  
 Valuated Price: \$269,000  
 Valuated PPSF: \$464

*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.*

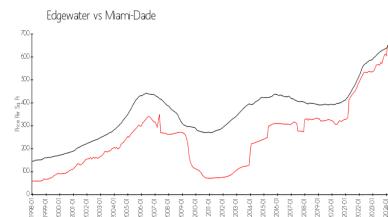
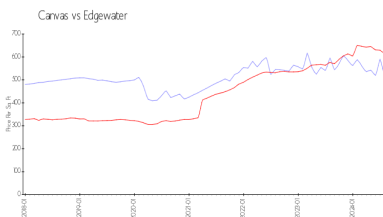
## Building Information

Number of units: 513  
 Number of active listings for rent: 0  
 Number of active listings for sale: 28  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 46  
 Number of sales over the last 6 months: 23  
 Number of sales over the last 3 months: 8

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2510	1,055 sq ft	Jun 2024	\$590,000	\$559
3619	752 sq ft	Jun 2024	\$410,000	\$545

## Market Information



Canvas: \$514/sq. ft.      Edgewater: \$614/sq. ft.  
 Edgewater: \$614/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Canvas: 122 days  
 Edgewater: 96 days  
 Miami-Dade: 84 days

