

Unit 601 - Edgewater Lofts

601 - 2200 NE 4 Ave, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11618760
Status:	Active
Size:	577 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Street Parking
View:	
List Price:	\$360,000
List PPSF:	\$624
Valuated Price:	\$283,000
Valuated PPSF:	\$490

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

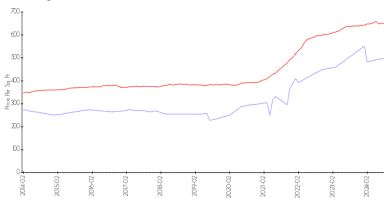
Number of units:	69
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	7%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Recent Sales

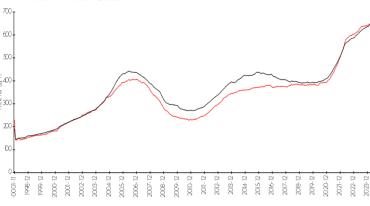
Unit #	Size	Closing Date	Sale Price	PPSF
609	1,123 sq ft	Feb 2024	\$510,000	\$454
806	678 sq ft	Feb 2024	\$343,000	\$506
406	678 sq ft	Jan 2024	\$360,000	\$531

Market Information

Edgewater Lofts vs Miami



Miami vs Miami-Dade



Edgewater Lofts: \$498/sq. ft.
Miami: \$650/sq. ft.

Miami: \$650/sq. ft.
Miami-Dade: \$697/sq. ft.

Inventory for Sale

Edgewater Lofts	7%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Edgewater Lofts	21 days
Miami	84 days
Miami-Dade	84 days

