

# Unit 2211 - Canvas

2211 - 1600 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11620022
Status:	Active
Size:	865 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$499,000
List PPSF:	\$577
Valuated Price:	\$486,000
Valuated PPSF:	\$562

*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.*

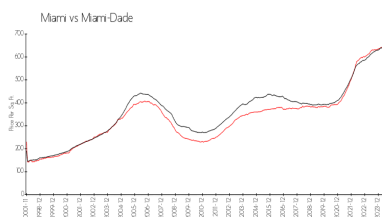
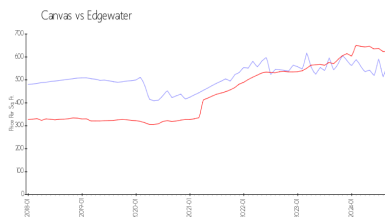
## Building Information

Number of units:	513
Number of active listings for rent:	0
Number of active listings for sale:	35
Building inventory for sale:	6%
Number of sales over the last 12 months:	36
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	6

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2520	1,009 sq ft	Oct 2024	\$580,000	\$575
PH07	880 sq ft	Sep 2024	\$630,000	\$716
3714	857 sq ft	Sep 2024	\$475,000	\$554
1810	1,055 sq ft	Sep 2024	\$600,000	\$569
3715	850 sq ft	Aug 2024	\$465,000	\$547

## Market Information



Canvas:	\$574/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Canvas	7%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Canvas	138 days
Miami	87 days
Miami-Dade	86 days

