

Unit 2603 - Canvas

2603 - 1600 NE 1 Ave, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11633046
 Status: Active
 Size: 588 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$435,000
 List PPSF: \$740
 Valuated Price: \$344,000
 Valuated PPSF: \$585

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.

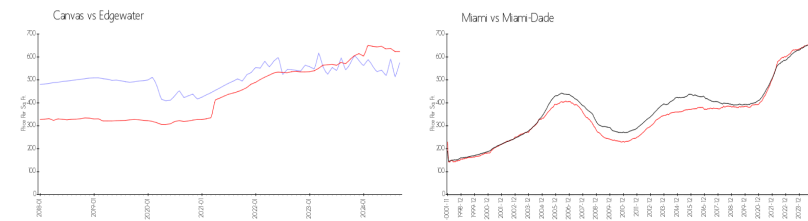
Building Information

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

