

# 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.*

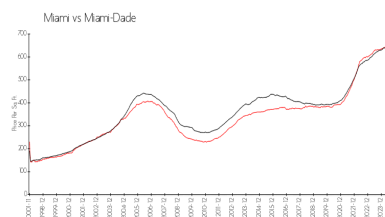
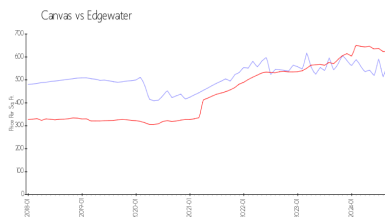
## Building Information

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

