

# Unit 511 - 26 Edgewater

511 - 321 NE 26 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11661561  
 Status: Active  
 Size: 560 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$370,000  
 List PPSF: \$661  
 Valuated Price: \$305,000  
 Valuated PPSF: \$545

*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: 86  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

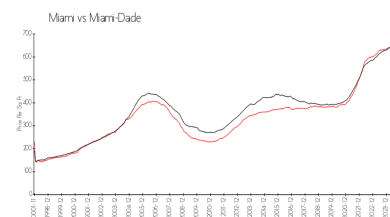
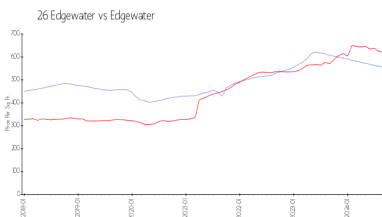
## Building Association Information

26 Edgewater Condominium  
 Address: 321 NE 26th St,  
 Miami, FL 33137  
 Phone: +1 305-602-0908

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
812	815 sq ft	Apr 2024	\$450,000	\$552
618	560 sq ft	Mar 2024	\$360,000	\$643
502	560 sq ft	Jan 2024	\$390,000	\$696
616	574 sq ft	Dec 2023	\$365,000	\$636

## Market Information



26 Edgewater: \$554/sq. ft.  
 Miami: \$642/sq. ft.

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

## Inventory for Sale

26 Edgewater: 3%  
 Miami: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

26 Edgewater: 66 days  
 Miami: 87 days  
 Miami-Dade: 87 days

