

# 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

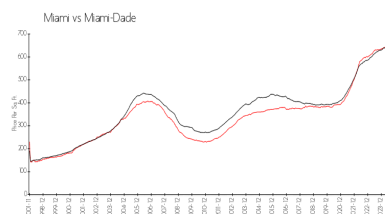
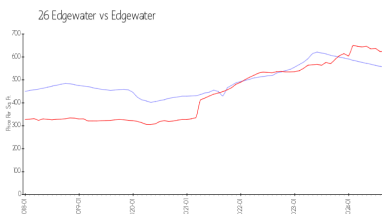
## Building Association Information

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

