

# Unit 2811 - Canvas

2811 - 1600 NE 1 Ave, Edgewater, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11663360  
 Status: Active  
 Size: 865 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking, Guest Parking, Valet Parking

View:  
 List Price: \$495,000  
 List PPSF: \$572  
 Valuated Price: \$516,000  
 Valuated PPSF: \$597

*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.*

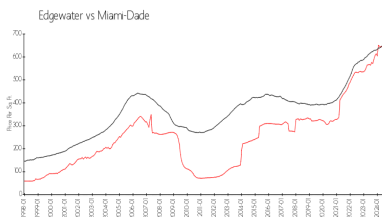
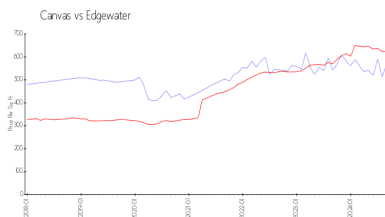
## Building Information

Number of units: 513  
 Number of active listings for rent: 0  
 Number of active listings for sale: 34  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 37  
 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.  
 Edgewater: \$624/sq. ft.

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

## Inventory for Sale

Canvas: 7%  
 Edgewater: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Canvas: 138 days  
 Edgewater: 106 days  
 Miami-Dade: 86 days

