

# Unit 2502 - Canvas

2502 - 1600 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11673368  
 Status: Active  
 Size: 580 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$378,000  
 List PPSF: \$652  
 Valuated Price: \$315,000  
 Valuated PPSF: \$543

*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.*

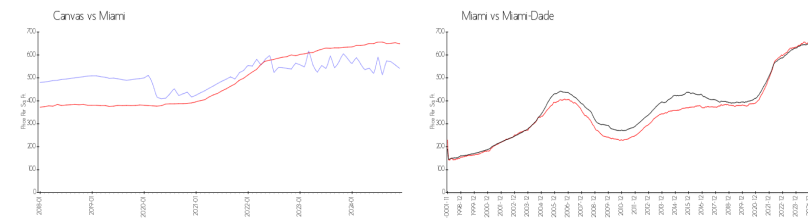
## Building Information

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: 35  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 1

## 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: \$538/sq. ft.      Miami: \$895/sq. ft.  
 Miami: \$895/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Canvas: 7%  
 Miami: 5%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Canvas: 127 days  
 Miami: 91 days  
 Miami-Dade: 90 days

