

# Unit 2809 - Canvas

2809 - 1600 NE 1 Ave, Miami, FL, Miami-Dade 33132

## Unit Information

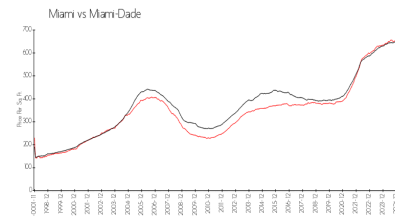
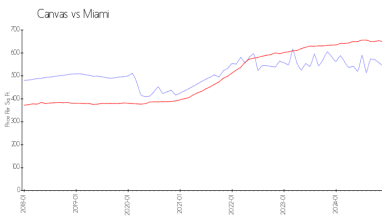
MLS Number: A11681178  
 Status: Pending  
 Size: 878 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Valet Parking  
 View: Bay, Other View  
 Rental Price: \$3,900  
 List PPSF: \$4  
 Valuated Price: \$491,000  
 Valuated PPSF: \$559

*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: 36  
 Building inventory for sale: 7%  
 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

## 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

