

Unit 1805 - Terrazas River Village

1805 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number: A11533525
 Status: Active
 Size: 1,022 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Electric Vehicle Charging Station,Guest Parking

View:
 List Price: \$450,000
 List PPSF: \$440
 Valuated Price: \$398,000
 Valuated PPSF: \$354

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: 214
 Number of active listings for rent: 0
 Number of active listings for sale: 31
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 6

Building Association Information

Terrazas River Park Village
 1861 NW S River Dr
 Miami, FL 33125
 (305) 541-6111
 (855) 233 1591

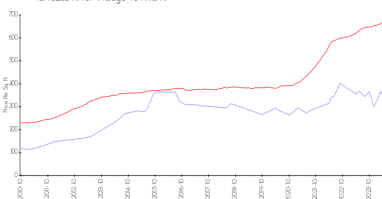
<http://terrazasapts.com>

Recent Sales

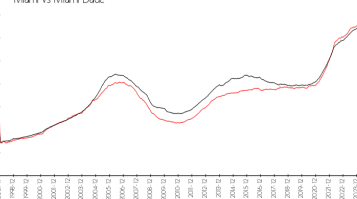
Unit #	Size	Closing Date	Sale Price	PPSF
1505	1,022 sq ft	Apr 2024	\$380,000	\$372
703	935 sq ft	Apr 2024	\$320,000	\$342
2107	960 sq ft	Apr 2024	\$399,000	\$416
1910	1,002 sq ft	Mar 2024	\$415,000	\$414
2503	935 sq ft	Feb 2024	\$385,000	\$412
R2401	967 sq ft	Feb 2024	\$380,000	\$393
2505	1,022 sq ft	Feb 2024	\$425,000	\$416

Market Information

Terrazas River Village vs Miami



Miami vs Miami-Dade



Terrazas River Village:	\$349/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.



Inventory for Sale

Terrazas River Village	14%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Terrazas River Village	102 days
Miami	84 days
Miami-Dade	81 days