

# Unit 308-2 - River Run South 2415&2475

308-2 - 2415 NW 16 St Rd, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11542677  
 Status: Active  
 Size: 900 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Other Parking  
 View:  
 List Price: \$285,000  
 List PPSF: \$317  
 Valuated Price: \$264,000  
 Valuated PPSF: \$293

*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: 174  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

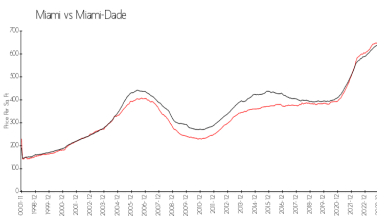
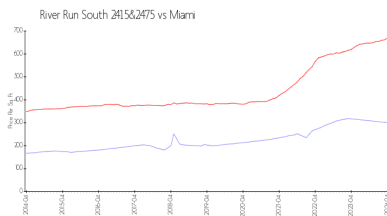
## Building Association Information

River Run Condo Association  
 2415 NN 16th Street Road  
 Miami, FL 33125  
 Phone: (305) 636-2679

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
601-1	950 sq ft	Mar 2024	\$290,000	\$305
413	900 sq ft	Jan 2024	\$285,000	\$317
216	807 sq ft	Oct 2023	\$317,500	\$393

## Market Information



River Run South 2415&2475:	\$301/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

River Run South 2415&2475: 3%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



River Run South 2415&2475

39 days

Miami

84 days

Miami-Dade

81 days