

Unit PH 2 - Terrazas River Village

PH 2 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

| | |
|-----------------|------------------|
| MLS Number: | A11549071 |
| Status: | Active |
| Size: | 1,457 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | |
| List Price: | \$650,000 |
| List PPSF: | \$446 |
| Valuated Price: | \$621,000 |
| Valuated PPSF: | \$388 |



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

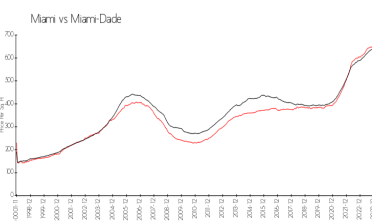
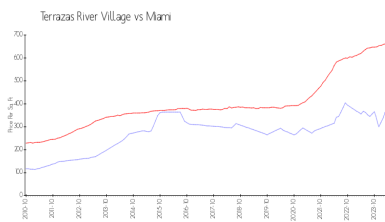
Terrazas River Park Village
 1861 NW S River Dr
 Miami, FL 33125
 (305) 541-6111
 (855) 233 1591

<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: | \$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 |