

# Unit 425 - Serenity On The River

425 - 1720 NW N River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number:	A11439952
Status:	Pending
Size:	634 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$245,987
List PPSF:	\$388
Valuated Price:	\$227,000
Valuated PPSF:	\$358

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:	164
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

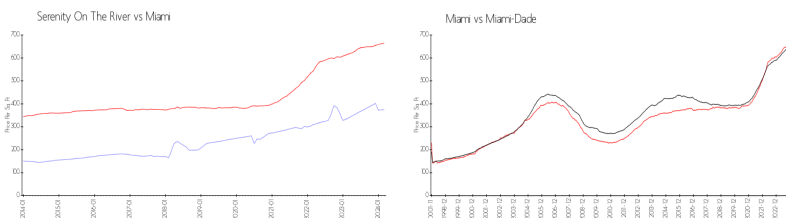
## Building Association Information

Serenity On the River  
 1720 NW North River Dr  
 Miami, FL 33125  
 (305) 324-2169  
 (305) 545-9442

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
125	634 sq ft	Apr 2024	\$245,000	\$386
210	899 sq ft	Apr 2024	\$320,000	\$356
226	899 sq ft	Jan 2024	\$345,000	\$384
422	899 sq ft	Dec 2023	\$380,000	\$423
402	899 sq ft	Nov 2023	\$350,000	\$389

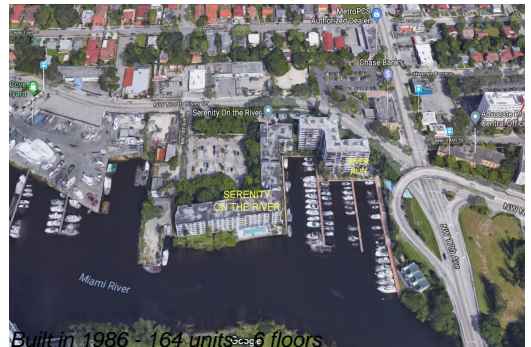
## Market Information



Serenity On The River:	\$375/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Serenity On The River	2%
Miami	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Serenity On The River	37 days
Miami	84 days
Miami-Dade	81 days