

# Unit LOFT A04 - Terrazas Park Village

LOFT A04 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number:	A11488458
Status:	Active
Size:	1,699 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$599,000
List PPSF:	\$353
Valuated Price:	\$610,000
Valuated PPSF:	\$327

*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:	110
Number of active listings for rent:	0
Number of active listings for sale:	11
Building inventory for sale:	10%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

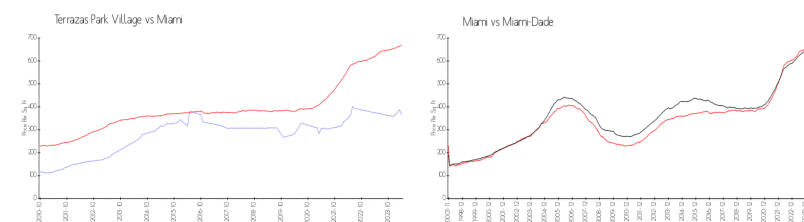
Terrazas River Park Village  
1861 NW S River Dr  
Miami, FL 33125  
(305) 541-6111  
(855) 233 1591

<http://terrazasapts.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1903	902 sq ft	Mar 2024	\$410,000	\$455
PH1	1,112 sq ft	Jan 2024	\$599,000	\$539
Loft A01	1,068 sq ft	Dec 2023	\$375,000	\$351
1601	888 sq ft	Oct 2023	\$405,000	\$456
802	803 sq ft	Jul 2023	\$330,000	\$411

## Market Information



Terrazas Park Village:	\$366/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale



Terrazas Park Village	10%
Miami	4%
Miami-Dade	3%

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

Terrazas Park Village	45 days
Miami	84 days
Miami-Dade	81 days