

# Unit 903 - Terrazas Park Village

903 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11489042  
 Status: Active  
 Size: 902 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$370,000  
 List PPSF: \$410  
 Valuated Price: \$371,000  
 Valuated PPSF: \$374

*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

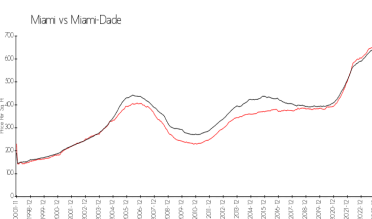
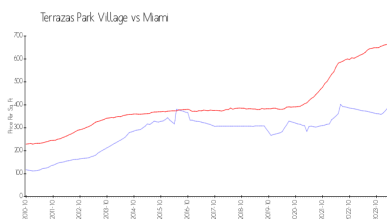
Terrazas River Park Village  
 1861 NW S River Dr  
 Miami, FL 33125  
 (305) 541-6111  
 (855) 233 1591

<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: | \$387/sq. ft. | Miami:      | \$665/sq. ft. |
| Miami:                 | \$665/sq. ft. | Miami-Dade: | \$703/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 |