

# Unit 1906 - Terrazas Park Village

1906 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

|                 |                         |
|-----------------|-------------------------|
| MLS Number:     | A11502301               |
| Status:         | Active Under Contract   |
| Size:           | 804 Sq ft.              |
| Bedrooms:       | 1                       |
| Full Bathrooms: | 2                       |
| Half Bathrooms: |                         |
| Parking Spaces: | 1 Space,Covered Parking |
| View:           |                         |
| List Price:     | \$310,000               |
| List PPSF:      | \$386                   |
| Valuated Price: | \$345,000               |
| Valuated PPSF:  | \$391                   |

*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

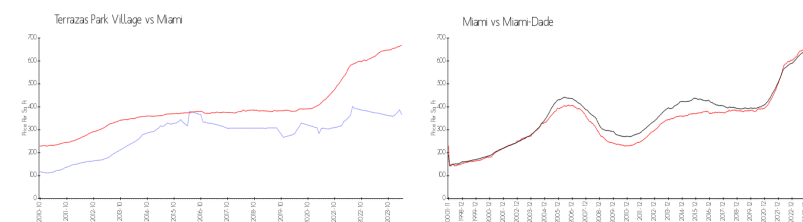
Terrazas River Park Village  
1861 NW S River Dr  
Miami, FL 33125  
(305) 541-6111  
(855) 233 1591

<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 |