

# 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: \$365,000  
 Valuated PPSF: \$413

*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

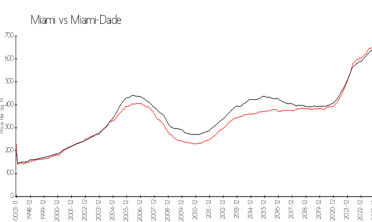
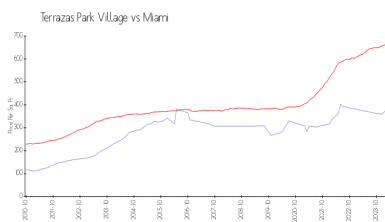
Terrazas River Park Village  
 1861 NW S River Dr  
 Miami, FL 33125  
 (305) 541-6111  
 (855) 233 1591

<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