

# Unit 1805 - Terrazas River Village

1805 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11533525  
 Status: Active  
 Size: 1,022 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Electric Vehicle Charging Station,Guest Parking

View:  
 List Price: \$450,000  
 List PPSF: \$440  
 Valuated Price: \$419,000  
 Valuated PPSF: \$373

*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: 214  
 Number of active listings for rent: 0  
 Number of active listings for sale: 30  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 7

## Building Association Information

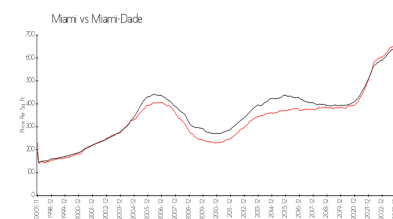
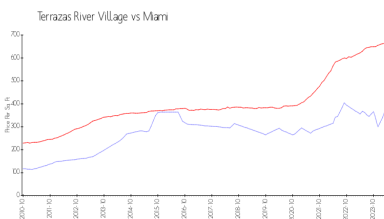
Terrazas River Park Village  
 1861 NW S River Dr  
 Miami, FL 33125  
 (305) 541-6111  
 (855) 233 1591

<http://terrazasapts.com>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1505   | 1,022 sq ft | Apr 2024     | \$380,000  | \$372 |
| 703    | 935 sq ft   | Apr 2024     | \$320,000  | \$342 |
| 2107   | 960 sq ft   | Apr 2024     | \$399,000  | \$416 |
| 1910   | 1,002 sq ft | Mar 2024     | \$415,000  | \$414 |
| 2503   | 935 sq ft   | Feb 2024     | \$385,000  | \$412 |
| R2401  | 967 sq ft   | Feb 2024     | \$380,000  | \$393 |
| 2505   | 1,022 sq ft | Feb 2024     | \$425,000  | \$416 |

## Market Information



|                         |               |             |               |
|-------------------------|---------------|-------------|---------------|
| Terrazas River Village: | \$367/sq. ft. | Miami:      | \$665/sq. ft. |
| Miami:                  | \$665/sq. ft. | Miami-Dade: | \$703/sq. ft. |



## **Inventory for Sale**

|                        |     |
|------------------------|-----|
| Terrazas River Village | 14% |
| Miami                  | 4%  |
| Miami-Dade             | 3%  |

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

|                        |          |
|------------------------|----------|
| Terrazas River Village | 102 days |
| Miami                  | 84 days  |
| Miami-Dade             | 81 days  |