

Unit 2210 - Terrazas River Village

2210 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number: A11533738
 Status: Active
 Size: 1,002 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$427,000
 List PPSF: \$426
 Valuated Price: \$428,000
 Valuated PPSF: \$389

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

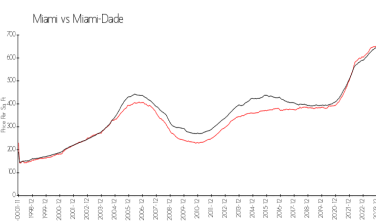
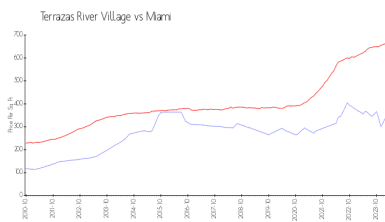
Terrazas River Park Village
 1861 NW S River Dr
 Miami, FL 33125
 (305) 541-6111
 (855) 233 1591

<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 |