

# Unit 2503 - Terrazas River Village

2503 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11544667  
 Status: Active  
 Size: 935 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,800  
 List PPSF: \$3  
 Valuated Price: \$390,000  
 Valuated PPSF: \$380

*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

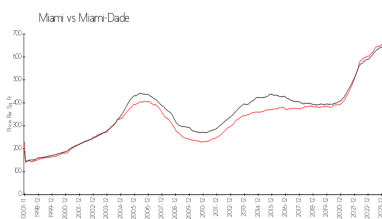
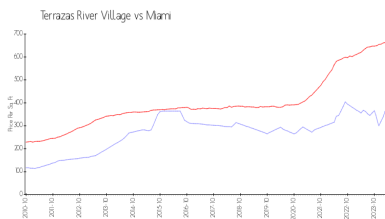
Number of units: 214  
 Number of active listings for rent: 0  
 Number of active listings for sale: 30  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 7

## Building Association Information

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

<http://terrazasapts.com>

## Market Information



Terrazas River Village:	\$349/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/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

