

# Unit 2304 - Terrazas River Village

2304 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number:	A11548533
Status:	Active
Size:	948 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$399,990
List PPSF:	\$422
Valuated Price:	\$388,000
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

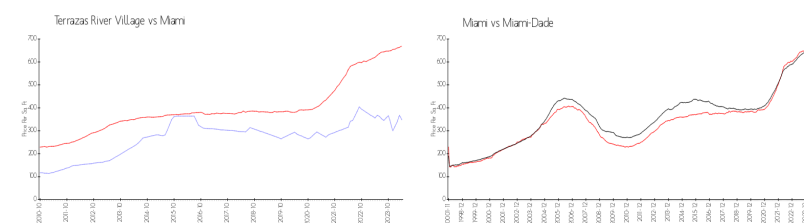
Terrazas River Park Village  
1861 NW S River Dr  
Miami, FL 33125  
(305) 541-6111  
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<http://terrazasapts.com>

## 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:	\$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