

Unit 2601 - Terrazas River Village

2601 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number:	A11556520
Status:	Active
Size:	967 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$430,000
List PPSF:	\$445
Valuated Price:	\$408,000
Valuated PPSF:	\$384

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

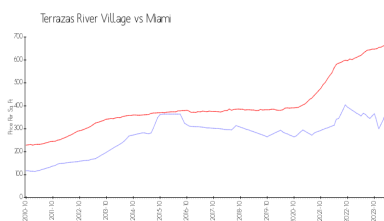
Terrazas River Park Village
1861 NW S River Dr
Miami, FL 33125
(305) 541-6111
(855) 233 1591

<http://terrazasapts.com>

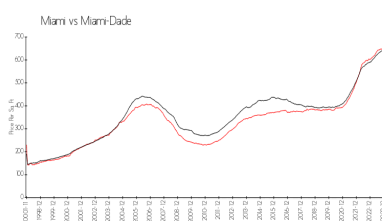
Recent Sales

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: \$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