

# Unit 1404 - Terrazas River Village

1404 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11567969  
 Status: Active  
 Size: 948 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$399,000  
 List PPSF: \$421  
 Valuated Price: \$355,000  
 Valuated PPSF: \$341

*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: 32  
 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: 6

## Building Association Information

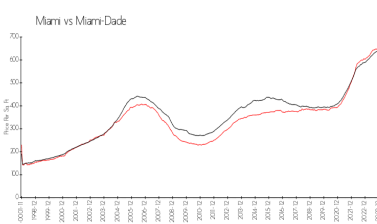
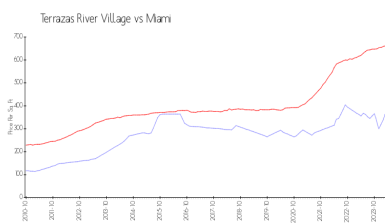
Terrazas River Park Village  
 1861 NW S River Dr  
 Miami, FL 33125  
 (305) 541-6111  
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<http://terrazasapts.com>

## 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:	\$695/sq. ft.



## Inventory for Sale

Terrazas River Village	15%
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