

Unit 316-1 - River Run South 2415&2475

316-1 - 2415 NW 16 St Rd, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number:	A11585888
Status:	Active Under Contract
Size:	842 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$285,900
List PPSF:	\$340
Valuated Price:	\$275,000
Valuated PPSF:	\$327

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:	174
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

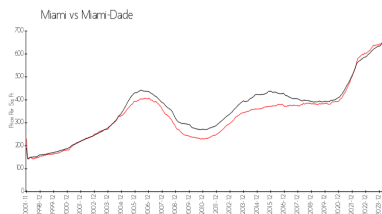
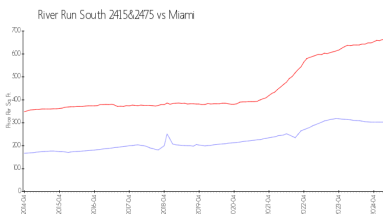
Building Association Information

River Run Condo Association
2415 NN 16th Street Road
Miami, FL 33125
Phone: (305) 636-2679

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	900 sq ft	Sep 2024	\$270,000	\$300
601-1	950 sq ft	Mar 2024	\$290,000	\$305
413	900 sq ft	Jan 2024	\$285,000	\$317
216	807 sq ft	Oct 2023	\$317,500	\$393

Market Information



River Run South 2415&2475:	\$304/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

River Run South 2415&2475	2%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

River Run South 2415&2475	41 days
Miami	85 days



