

# 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:	\$271,000
Valuated PPSF:	\$322

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:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

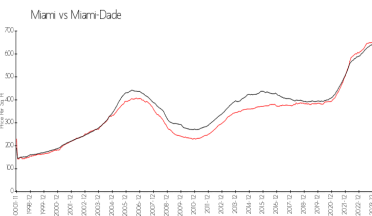
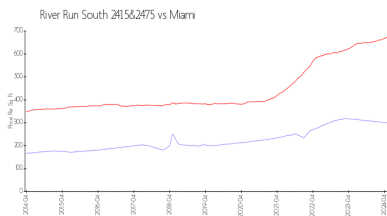
## Building Association Information

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
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:	\$300/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

River Run South 2415&2475	1%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



River Run South 2415&2475

39 days

Miami

83 days

Miami-Dade

82 days