

Unit 1906 - Terrazas Park Village

1906 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | A11588881 |
| Status: | Active |
| Size: | 804 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Covered Parking,Guest Parking |
| View: | |
| List Price: | \$295,000 |
| List PPSF: | \$367 |
| Valuated Price: | \$332,000 |
| Valuated PPSF: | \$376 |

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

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|--|-----|
| Number of units: | 110 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 10 |
| Building inventory for sale: | 9% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

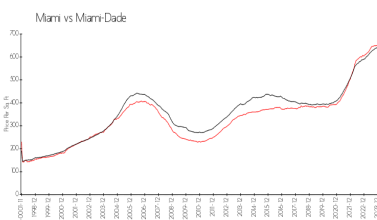
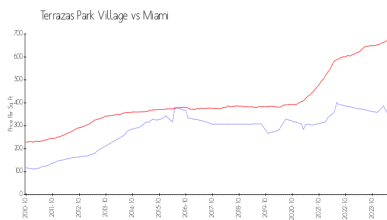
Terrazas River Park Village
 1861 NW S River Dr
 Miami, FL 33125
 (305) 541-6111
 (855) 233 1591

<http://terrazasapts.com>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|----------|-------------|--------------|------------|-------|
| 1102 | 803 sq ft | May 2024 | \$310,000 | \$386 |
| 1903 | 902 sq ft | Mar 2024 | \$410,000 | \$455 |
| PH1 | 1,112 sq ft | Jan 2024 | \$599,000 | \$539 |
| Loft A01 | 1,068 sq ft | Dec 2023 | \$375,000 | \$351 |
| 1601 | 888 sq ft | Oct 2023 | \$405,000 | \$456 |

Market Information



| | | | |
|------------------------|---------------|-------------|---------------|
| Terrazas Park Village: | \$352/sq. ft. | Miami: | \$673/sq. ft. |
| Miami: | \$673/sq. ft. | Miami-Dade: | \$705/sq. ft. |

Inventory for Sale



| | |
|-----------------------|----|
| Terrazas Park Village | 9% |
| Miami | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Terrazas Park Village | 49 days |
| Miami | 83 days |
| Miami-Dade | 82 days |