

Unit 804 - Terrazas Park Village

804 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number: A11591839
 Status: Active
 Size: 637 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$325,000
 List PPSF: \$510
 Valuated Price: \$247,000
 Valuated PPSF: \$353

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.

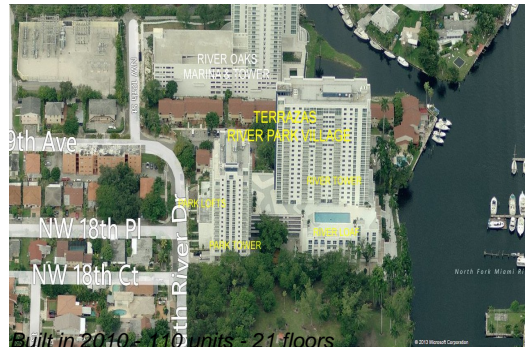
Building Information

Number of units: 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: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

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

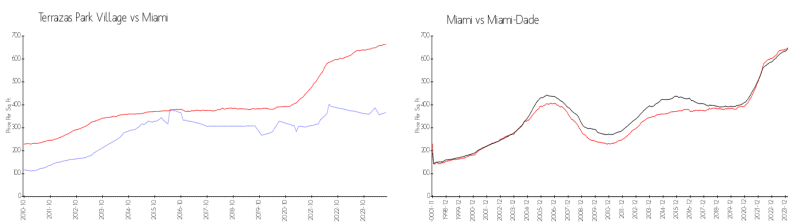
<http://terrazasapts.com>



Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
806	804 sq ft	Sep 2024	\$315,000	\$392
1906	804 sq ft	Jul 2024	\$277,000	\$345
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

Market Information



Terrazas Park Village:	\$368/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Terrazas Park Village	9%
Miami	4%

Miami-Dade	4%
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Avg. Time to Close Over Last 12 Months

Terrazas Park Village	57 days
Miami	85 days
Miami-Dade	85 days