

# Unit 903 - Terrazas Park Village

903 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number:	A11596247
Status:	Active
Size:	902 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$362,000
List PPSF:	\$401
Valuated Price:	\$353,000
Valuated PPSF:	\$356

*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

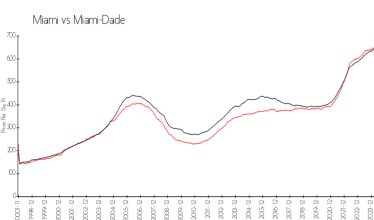
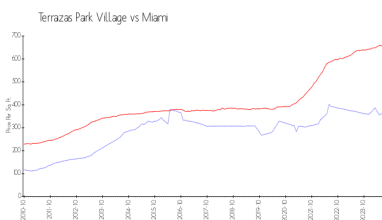
<http://terrazasapts.com>



## 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