

Unit PH 3 - Terrazas River Village

PH 3 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number:	A11607411
Status:	Active
Size:	1,144 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Guest Parking
View:	
List Price:	\$464,900
List PPSF:	\$406
Valuated Price:	\$438,000
Valuated PPSF:	\$348



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:	214
Number of active listings for rent:	0
Number of active listings for sale:	22
Building inventory for sale:	10%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

Building Association Information

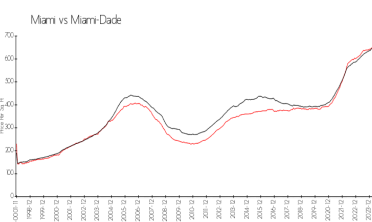
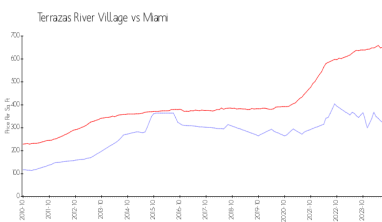
Terrazas River Park Village
 1861 NW S River Dr
 Miami, FL 33125
 (305) 541-6111
 (855) 233 1591

<http://terrazasapts.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1509	1,087 sq ft	Jun 2024	\$390,000	\$359
1505	1,022 sq ft	Apr 2024	\$380,000	\$372
703	935 sq ft	Apr 2024	\$320,000	\$342
2107	960 sq ft	Apr 2024	\$399,000	\$416
1910	1,002 sq ft	Mar 2024	\$415,000	\$414

Market Information



Terrazas River Village:	\$314/sq. ft.	Miami:	\$650/sq. ft.
Miami:	\$650/sq. ft.	Miami-Dade:	\$697/sq. ft.

Inventory for Sale

Terrazas River Village	10%
Miami	4%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Terrazas River Village	170 days
Miami	84 days
Miami-Dade	84 days