

Unit 806 - Terrazas Park Village

806 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number: A11612992
 Status: Active
 Size: 804 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$399,000
 List PPSF: \$496
 Valuated Price: \$315,000
 Valuated PPSF: \$357

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: 9
 Building inventory for sale: 8%
 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

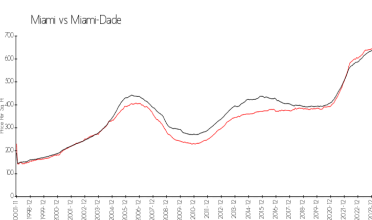
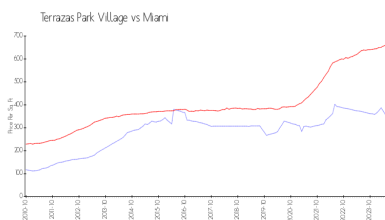
Terrazas River Park Village
 1861 NW S River Dr
 Miami, FL 33125
 (305) 541-6111
 (855) 233 1591

<http://terrazasapts.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
Loft A01	1,068 sq ft	Dec 2023	\$375,000	\$351

Market Information



Terrazas Park Village:	\$373/sq. ft.	Miami:	\$645/sq. ft.
Miami:	\$645/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale



Terrazas Park Village	8%
Miami	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Terrazas Park Village	48 days
Miami	84 days
Miami-Dade	83 days