

# Unit 2305 - Terrazas River Village

2305 - 1861 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11627734  
 Status: Active  
 Size: 1,022 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View:  
 List Price: \$430,000  
 List PPSF: \$421  
 Valuated Price: \$412,000  
 Valuated PPSF: \$367

*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: 16  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

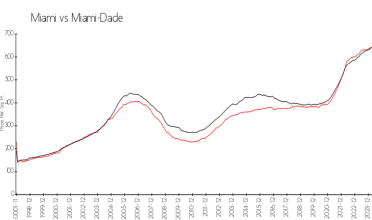
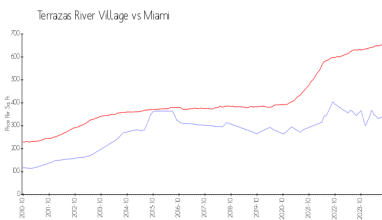
Terrazas River Park Village  
 1861 NW S River Dr  
 Miami, FL 33125  
 (305) 541-6111  
 (855) 233 1591

<http://terrazasapts.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2404	948 sq ft	Oct 2024	\$340,000	\$359
1908	975 sq ft	Sep 2024	\$378,000	\$388
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

## Market Information



Terrazas River Village:	\$344/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Terrazas River Village 7%



Miami	5%
Miami-Dade	4%

**Avg. Time to Close Over Last 12 Months**

Terrazas River Village	153 days
Miami	86 days
Miami-Dade	86 days