

# Unit 1806 - Terrazas Park Village

1806 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11652361  
 Status: Active  
 Size: 804 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$350,000  
 List PPSF: \$435  
 Valuated Price: \$348,000  
 Valuated PPSF: \$394

*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: 11  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

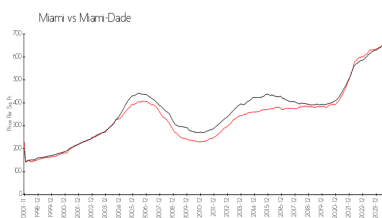
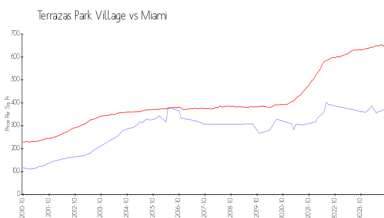
Terrazas River Park Village  
 1861 NW S River Dr  
 Miami, FL 33125  
 (305) 541-6111  
 (855) 233 1591

<http://terrazasapts.com>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1901	888 sq ft	Nov 2024	\$350,000	\$394
702	803 sq ft	Oct 2024	\$330,000	\$411
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

## Market Information



Terrazas Park Village:	\$373/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Terrazas Park Village: 10%  
 Miami: 5%  
 Miami-Dade: 4%



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

Terrazas Park Village	57 days
Miami	87 days
Miami-Dade	87 days