

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

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|--|-----|
| 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

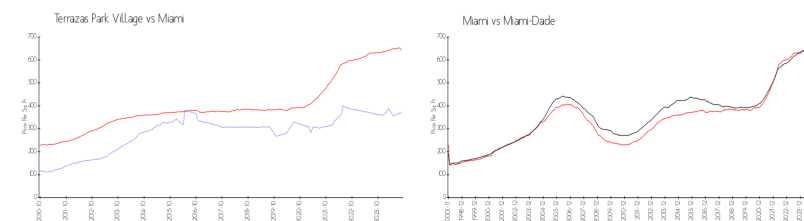
Terrazas River Park Village
1861 NW S River Dr
Miami, FL 33125
(305) 541-6111
(855) 233 1591

<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 |