

Unit 507-1 - River Run South 2415&2475

507-1 - 2415 NW 16 St Rd, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number: A11653509
 Status: Active
 Size: 900 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking
 View:
 List Price: \$299,000
 List PPSF: \$332
 Valuated Price: \$286,000
 Valuated PPSF: \$318

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: 174
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

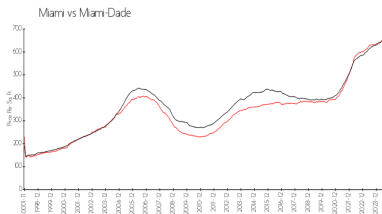
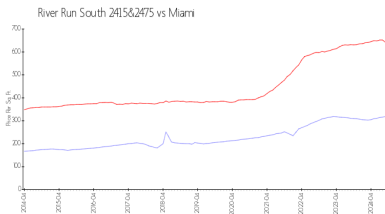
Building Association Information

River Run Condo Association
 2415 NN 16th Street Road
 Miami, FL 33125
 Phone: (305) 636-2679

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 415 | 900 sq ft | Oct 2024 | \$260,000 | \$289 |
| 502 | 900 sq ft | Sep 2024 | \$270,000 | \$300 |
| 601-1 | 950 sq ft | Mar 2024 | \$290,000 | \$305 |
| 413 | 900 sq ft | Jan 2024 | \$285,000 | \$317 |

Market Information



| | | | |
|----------------------------|---------------|-------------|---------------|
| River Run South 2415&2475: | \$319/sq. ft. | Miami: | \$642/sq. ft. |
| Miami: | \$642/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

River Run South 2415&2475: 3%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

River Run South 2415&2475: 113 days
 Miami: 87 days



Miami-Dade

86 days