

# Unit 509 - Serenity On The River

509 - 1720 NW N River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11657204  
 Status: Active  
 Size: 899 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$359,900  
 List PPSF: \$400  
 Valuated Price: \$341,000  
 Valuated PPSF: \$379

*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: 164  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

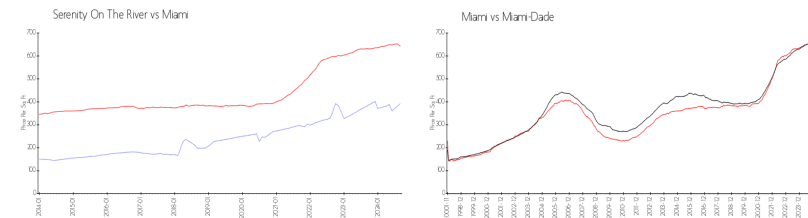
## Building Association Information

Serenity On The River  
 1720 NW North River Dr  
 Miami, FL 33125  
 (305) 324-2169  
 (305) 545-9442

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	899 sq ft	Aug 2024	\$245,000	\$273
416	899 sq ft	Jun 2024	\$350,000	\$389
308	899 sq ft	Jun 2024	\$330,000	\$367
425	634 sq ft	May 2024	\$235,000	\$371
125	634 sq ft	Apr 2024	\$245,000	\$386
210	899 sq ft	Apr 2024	\$320,000	\$356

## Market Information



Serenity On The River:	\$393/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Serenity On The River: 2%  
 Miami: 5%  
 Miami-Dade: 4%



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

Serenity On The River	79 days
Miami	87 days
Miami-Dade	86 days