

# Unit 621 - Serenity On The River

621 - 1720 NW N River Dr, Miami, FL, Miami-Dade 33125

## Unit Information

MLS Number: A11663387  
 Status: Pending  
 Size: 634 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking  
 View: Garden View  
 Rental Price: \$1,700  
 List PPSF: \$3  
 Valuated Price: \$244,000  
 Valuated PPSF: \$385

*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.*

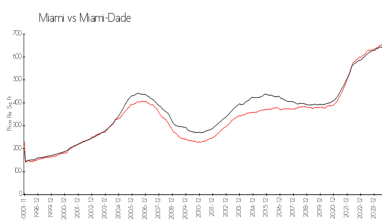
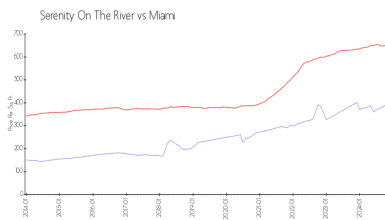
## Building Information

Number of units: 164  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 1  
 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

## Market Information



Serenity On The River:	\$395/sq. ft.	Miami:	\$651/sq. ft.
Miami:	\$651/sq. ft.	Miami-Dade:	\$693/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: 92 days  
 Miami: 88 days  
 Miami-Dade: 88 days

