

Unit 101-1 - River Run South 2415&2475

101-1 - 2415 NW 16 St Rd, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number:	A11676633
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$799,990
List PPSF:	\$667
Valuated Price:	\$366,000
Valuated PPSF:	\$305

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

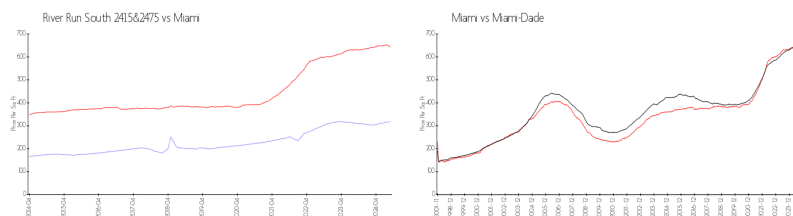
Building Association Information

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
Miami-Dade

87 days
87 days