

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

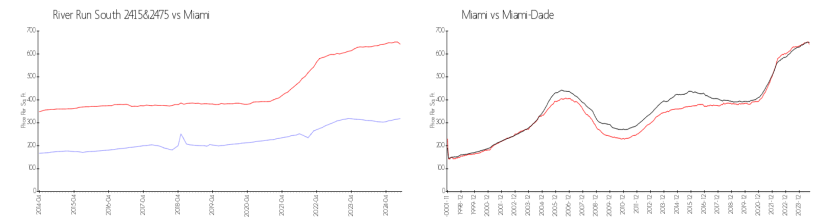
Building Association Information

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