

Unit LOFT B01 - Terrazas Park Village

LOFT B01 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number:	A11682309
Status:	Active
Size:	1,056 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$424,999
List PPSF:	\$402
Valuated Price:	\$441,000
Valuated PPSF:	\$313

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:	110
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	9%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

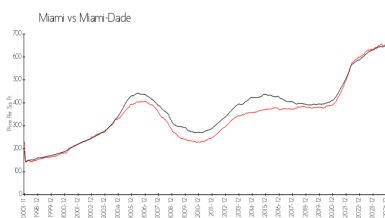
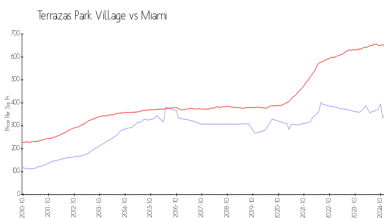
Terrazas River Park Village
 1861 NW S River Dr
 Miami, FL 33125
 (305) 541-6111
 (855) 233 1591

<http://terrazasapts.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1901	888 sq ft	Nov 2024	\$350,000	\$394
702	803 sq ft	Oct 2024	\$330,000	\$411
806	804 sq ft	Sep 2024	\$315,000	\$392
1906	804 sq ft	Jul 2024	\$277,000	\$345
1102	803 sq ft	May 2024	\$310,000	\$386

Market Information



Terrazas Park Village:	\$344/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Terrazas Park Village	9%
Miami	5%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months

Terrazas Park Village	54 days
Miami	91 days
Miami-Dade	90 days