

Unit 803 - Terrazas Park Village

803 - 1871 NW S River Dr, Miami, FL, Miami-Dade 33125

Unit Information

MLS Number: RX-11019859
 Status: Active
 Size: 902 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Covered
 View: City
 List Price: \$390,000
 List PPSF: \$432
 Valuated Price: \$354,000
 Valuated PPSF: \$357

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: 12
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

Building Association Information

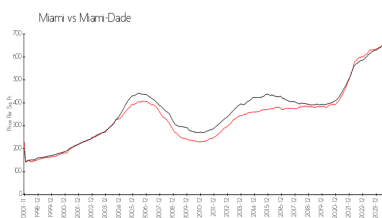
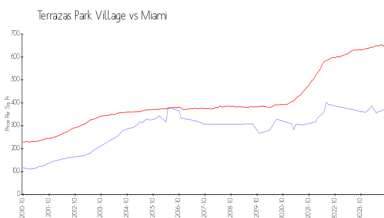
Terrazas River Park Village
 1861 NW S River Dr
 Miami, FL 33125
 (305) 541-6111
 (855) 233 1591

<http://terrazasapts.com>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1903	902 sq ft	Mar 2024	\$410,000	\$455

Market Information



Terrazas Park Village:	\$373/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Terrazas Park Village: 11%
 Miami: 5%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Terrazas Park Village	60 days
Miami	87 days
Miami-Dade	86 days