

Market Report

October, 2021



Terrazas Condos

1861 NW S River Dr
Miami, FL 33125

Every month we compile this comprehensive market report focus on Terrazas Condos in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website terrazascondosforsale.com.

Property Stats

POSTAL CODE 33125

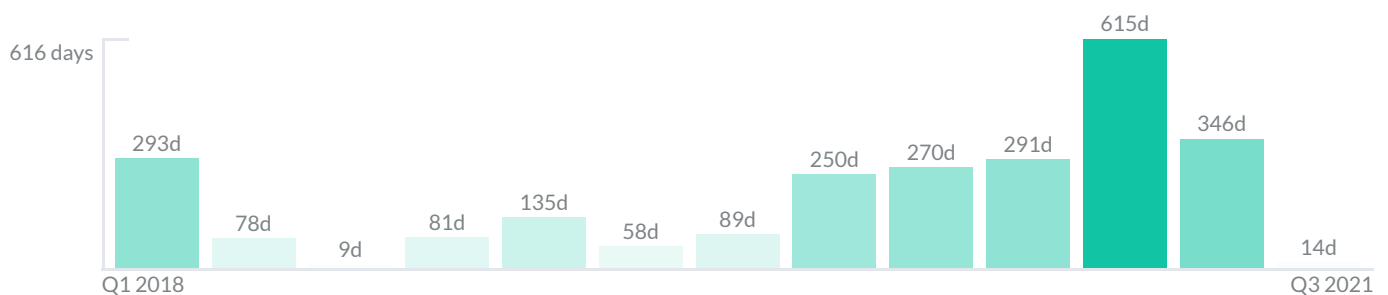
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

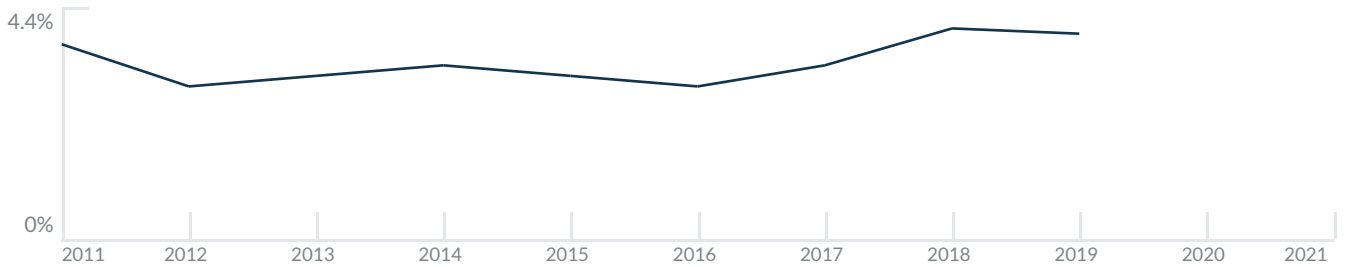
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Alpha Charter Of Excellence	Young Womens Preparatory Academy	Charter High School Of The Americas
1/10	10/10	10/10

Insights

IN TERRAZAS CONDOS

Below the average listing prices of available unit per property type.

1 BED

\$299,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

2 BEDS

\$330,000
AVERAGE PRICE

1 FOR SALE
0 FOR RENT

-2% to -1.9%

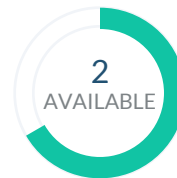
CAP RATE

Yearly net income when rent

4.3%

NEGOTIABILITY

What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Terrazas Condos

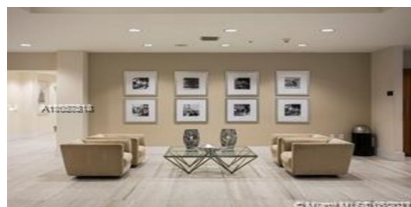


\$375,000



UNIT A06

SOLD | SEP 2021



\$2,200



UNIT 2603

RENTED | AUG 2021

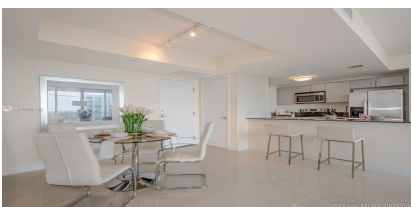


\$199,000



UNIT 702

SOLD | JUL 2021



\$330,000



UNIT 2104

SOLD | APR 2021



\$2,100



UNIT 2001

RENTED | APR 2021



\$355,000



UNIT TH-08

SOLD | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN TERRAZAS CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
A06	\$375,000	2/2	\$271.7	1,380	Sep 2021	14
702	\$199,000	1/1	\$297.0	670	Jun 2021	189
2104	\$330,000	2/2	\$348.1	948	Apr 2021	503
TH-08	\$355,000	2/2	\$257.4	1,379	Mar 2021	615
2101	\$282,000	2/2	\$291.6	967	Nov 2020	204
706	\$389,000	3/3	\$286.7	1,357	Oct 2020	378
2506	\$449,000	3/3	\$314.2	1,429	Sep 2020	249
608	\$229,000	1/1	\$338.3	677	Jul 2020	290
1507	\$340,000	2/2	\$383.3	887	Jun 2020	494
810	\$319,000	2/2	\$318.4	1,002	Apr 2020	5
410	\$263,000	2/2	\$350.7	750	Nov 2019	92
407	\$409,500	2/2	\$296.7	1,380	Oct 2019	158
TH406	\$390,000	2/2	\$282.6	1,380	Oct 2019	17
1204	\$329,000	2/2	\$347.0	948	Sep 2019	12
9A	\$185,250	2/2	\$185.3	1,000	Jul 2019	103
2505	\$339,000	2/2	\$331.7	1,022	May 2019	135
909	\$283,000	2/2	\$260.3	1,087	Dec 2018	137
TH409	\$517,950	2/2	\$347.6	1,490	Dec 2018	53
1801	\$305,000	2/2	\$312.8	975	Dec 2018	37
1903	\$267,000	2/2	\$285.6	935	Dec 2018	137

Rented

LAST 20 PROPERTIES RENTED IN TERRAZAS CONDOS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2603	\$2,200	1/2	\$2.4	935	Aug 2021	30
2001	\$2,100	2/2	\$2.2	967	Apr 2021	35
2305	\$2,200	2/2	\$2.2	1,022	Mar 2021	114
2401	\$2,000	2/2	\$2.1	967	Feb 2021	61
1203	\$2,070	2/2	\$2.2	935	Feb 2021	283
A06	\$2,400	2/2	\$1.7	1,380	Jan 2021	26
2504	\$1,950	2/2	\$2.1	948	Jan 2021	50
1609	\$2,050	2/2	\$1.9	1,087	Nov 2020	138
2204	\$1,999	2/2	\$2.1	948	Nov 2020	38
1909	\$1,900	1/2	\$1.7	1,087	Sep 2020	25
2603	\$1,850	1/2	\$2.0	935	Aug 2020	157
1207	\$2,100	2/2	\$2.2	955	Jul 2020	25
1601	\$2,000	2/2	\$2.1	967	Jul 2020	53
2301	\$2,000	2/2	\$2.1	967	Jul 2020	44
1102	\$1,600	1/1	\$2.4	670	Jul 2020	35
1602	\$1,700	1/1	\$2.5	670	Jun 2020	116
1703	\$2,000	2/2	\$2.1	935	Jun 2020	99
1509	\$2,200	2/2	\$2.0	1,087	Jun 2020	32
907	\$1,975	2/2	\$2.1	955	May 2020	117
2104	\$2,200	2/2	\$2.3	948	Mar 2020	61

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1104 R	\$299,000	1/2	\$315.4	948	Sep 2021	ALFRED MOR...
2604	\$330,000	2/2	N/A	N/A	Sep 2021	N/A