

Terrazas Riverpark Villag, Miami

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-miami/terrazas-riverpark-villag/

BY THE NUMBERS

Median listed association fee	\$1,200 / month equivalent	18 active listings stating a fee; middle half \$1,071 to \$1,347
Miami median (same property type)	\$975 / month	4454 city listings
For sale today	18	2 under contract
Median asking price	\$371,500	asking range \$299,000 to \$645,000
Closed sales, September 2025 to August 2026	11	0 so far this month
Median sold price, same 12 months	\$295,000	sold range \$236,000 to \$390,000
Sold price vs original asking	92.9%	median across closed sales
Median recorded days on market (closed)	133	MLS cumulative days
Cash purchases	63.6%	of closed sales
Year built (listings)	2010	median 2010
Months of supply	19.6	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Small sample: counts are shown where the page shows counts; no percentages under 10 listings.

WHAT THE FEE TYPICALLY COVERS

- Water (81.2% of listings stating inclusions)
- Sewer (75% of listings stating inclusions)
- Trash (75% of listings stating inclusions)
- Security (56.2% of listings stating inclusions)
- Common areas (50% of listings stating inclusions)
- Hot water (50% of listings stating inclusions)

NEARBY

- Beach: 2.9 mi
- Hospital: 0.6 mi (UHealth Tower)
- Golf: 3.9 mi (Granada Golf Course)
- Rail station: 0.7 mi (UHealth | Jackson)
- Marina: 2.6 mi (Sea Isle Marina)
- Within 1 mile: 6 grocery stores, 5 restaurants, 5 parks, 4 libraries, 3 playgrounds

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Terrazas Riverpark Villag? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-miami/terrazas-riverpark-villag/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Terrazas Riverpark Villag after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.