

Unit 1801S - Toscano South

1801S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11519645
Status:	Active
Size:	1,428 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$619,000
List PPSF:	\$433
Valuated Price:	\$580,000
Valuated PPSF:	\$406

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:	286
Number of active listings for rent:	6
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Building Association Information

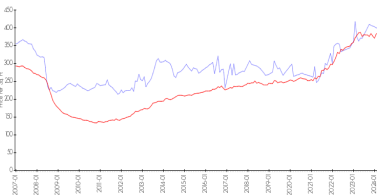
Toscano Condominium
(305) 670-3830

Recent Sales

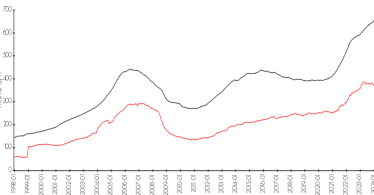
Unit #	Size	Closing Date	Sale Price	PPSF
711S	759 sq ft	Oct 2023	\$319,900	\$421
1201S	1,428 sq ft	Oct 2023	\$550,000	\$385
1610S	1,155 sq ft	Sep 2023	\$446,250	\$386
512S	1,260 sq ft	Jul 2023	\$455,000	\$361
TH109S	1,572 sq ft	Jul 2023	\$545,000	\$347
S104	1,572 sq ft	Jul 2023	\$549,000	\$349

Market Information

Toscano South vs Pinecrest



Pinecrest vs Miami-Dade

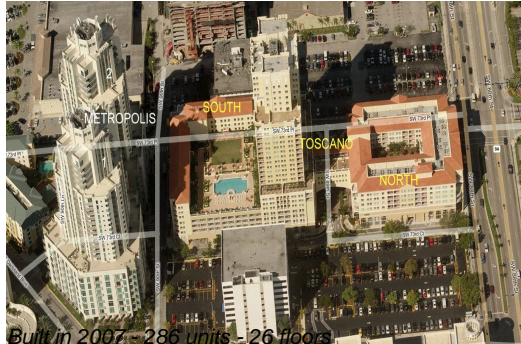


Toscano South: \$398/sq. ft.
Pinecrest: \$384/sq. ft.

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Miami-Dade: \$703/sq. ft.

Inventory for Sale

Toscano South	2%
Pinecrest	2%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Toscano South	60 days
Pinecrest	48 days
Miami-Dade	81 days