

Unit 111 - Colonnade SW

111 - 8395 SW 73 Av, Pinecrest, FL, Miami-Dade 33143

Unit Information

MLS Number:	A11538446
Status:	Active
Size:	2,229 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Additional Spaces Available,Assigned Parking
View:	
List Price:	\$849,000
List PPSF:	\$381
Valuated Price:	\$832,000
Valuated PPSF:	\$373

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:	150
Number of active listings for rent:	5
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

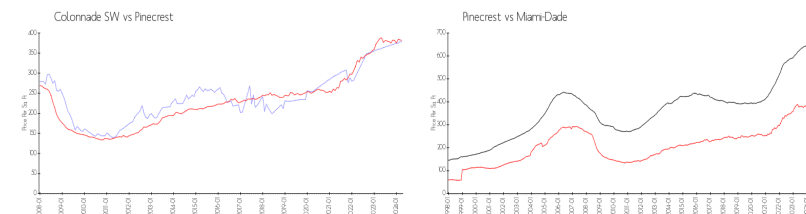
Building Association Information

Colonnade at Dadeland Condo Association
Management Office
8390 Southwest 72nd Avenue Miami, FL 33143
(305) 663-5454

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
408	1,216 sq ft	Feb 2024	\$435,000	\$358
903	1,620 sq ft	Dec 2023	\$702,825	\$434
429	1,209 sq ft	Sep 2023	\$455,000	\$376
521	1,145 sq ft	Jul 2023	\$450,000	\$393
403	1,211 sq ft	Jun 2023	\$459,000	\$379

Market Information



Colonnade SW:	\$379/sq. ft.	Pinecrest:	\$381/sq. ft.
Pinecrest:	\$381/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Colonnade SW	3%
Pinecrest	2%
Miami-Dade	3%



Built in 2008 - 150 units - 10 floors

Avg. Time to Close Over Last 12 Months

Colonnade SW	75 days
Pinecrest	49 days
Miami-Dade	81 days