

# Unit 316 - Colonnade SW

316 - 8395 SW 73 Av, Pinecrest, FL, Miami-Dade 33143

## Unit Information

MLS Number: A11568582  
 Status: Active  
 Size: 1,472 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$599,000  
 List PPSF: \$407  
 Valuated Price: \$551,000  
 Valuated PPSF: \$374

*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: 4  
 Building inventory for sale: 2%  
 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

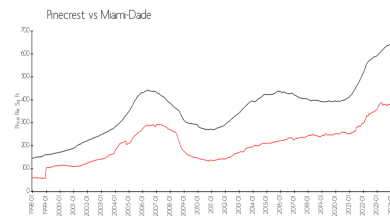
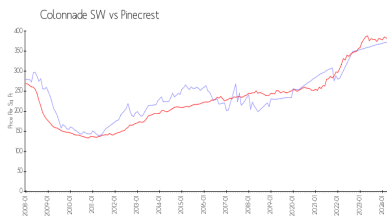
## Building Association Information

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: \$373/sq. ft.  
 Pinecrest: \$380/sq. ft.  
 Pinecrest: \$380/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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



## **Avg. Time to Close Over Last 12 Months**

Colonnade SW	75 days
Pinecrest	52 days
Miami-Dade	81 days