

# Unit 104 - Reserve of Pinecrest

104 - 7504-7644 SW 102 St, Pinecrest, FL, Miami-Dade FL33156

## Unit Information

MLS Number:	A11577880
Status:	Active
Size:	1,864 Sq ft.
Bedrooms:	4
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$895,000
List PPSF:	\$480
Valuated Price:	\$826,000
Valuated PPSF:	\$443

*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:	68
Number of active listings for rent:	2
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

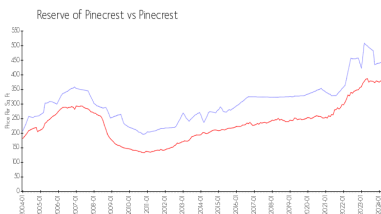
## Building Association Information

Reserve of Pinecrest condominium Association  
(305) 662-7891

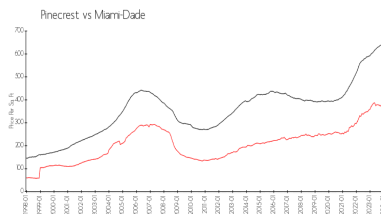
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
109	1,728 sq ft	Feb 2024	\$840,000	\$486
310	1,738 sq ft	Nov 2023	\$835,000	\$480
219	1,738 sq ft	Oct 2023	\$845,000	\$486
101	2,226 sq ft	Oct 2023	\$850,000	\$382

## Market Information



Reserve of Pinecrest: \$447/sq. ft.  
Pinecrest: \$370/sq. ft.



Pinecrest: \$370/sq. ft.  
Miami-Dade: \$705/sq. ft.

## Inventory for Sale

Reserve of Pinecrest	3%
Pinecrest	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Reserve of Pinecrest	59 days
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Built in 2003 - 68 units - 4 floors

Pinecrest  
Miami-Dade

48 days  
82 days