

Unit 10 - BLK 2 - Sutton Place

10 - BLK 2 - 6840-6899 SW 89 Ter, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11579218
Status:	Active Under Contract
Size:	1,892 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Guest Parking
View:	
List Price:	\$899,900
List PPSF:	\$476
Valuated Price:	\$835,000
Valuated PPSF:	\$441

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:	28
Number of active listings for rent:	0
Number of active listings for sale:	0
Building inventory for sale:	0%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

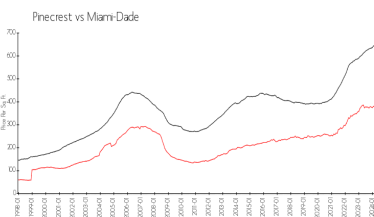
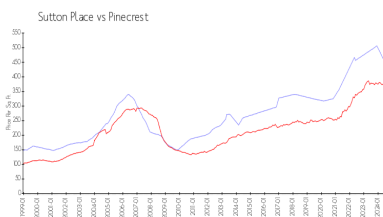
Building Association Information

Sutton Place of Pinecrest Inc
6899 SW 89th Terrace
Miami, FL 33156
(305) 666-9478

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,892 sq ft	Aug 2024	\$835,000	\$441
	1,760 sq ft	Dec 2023	\$896,000	\$509

Market Information



Sutton Place:	\$441/sq. ft.	Pinecrest:	\$371/sq. ft.
Pinecrest:	\$371/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Sutton Place	0%
Pinecrest	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Sutton Place	4 days
Pinecrest	54 days
Miami-Dade	85 days

