

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:	\$855,000
Valuated PPSF:	\$451

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:	0
Number of sales over the last 3 months:	0

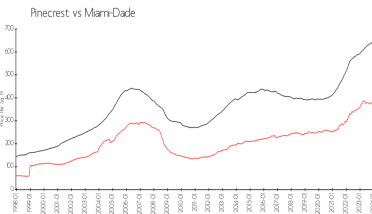
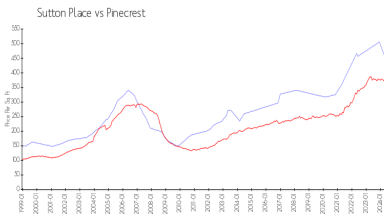
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	1,760 sq ft	Dec 2023	\$896,000	\$509
	1,760 sq ft	Sep 2023	\$880,000	\$500

Market Information



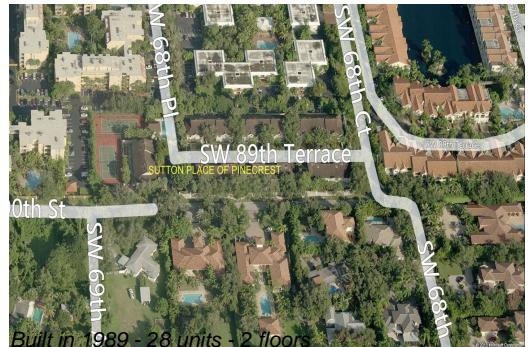
Sutton Place:	\$451/sq. ft.	Pinecrest:	\$370/sq. ft.
Pinecrest:	\$370/sq. ft.	Miami-Dade:	\$705/sq. ft.

Inventory for Sale

Sutton Place	0%
Pinecrest	2%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Sutton Place	8 days
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Pinecrest
Miami-Dade

48 days
82 days