

# Unit 115 - Colonnade SW

115 - 8395 SW 73 Av, Pinecrest, FL, Miami-Dade 33143

## Unit Information

MLS Number:	A11595522
Status:	Active
Size:	1,728 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$610,000
List PPSF:	\$353
Valuated Price:	\$571,000
Valuated PPSF:	\$330

*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:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

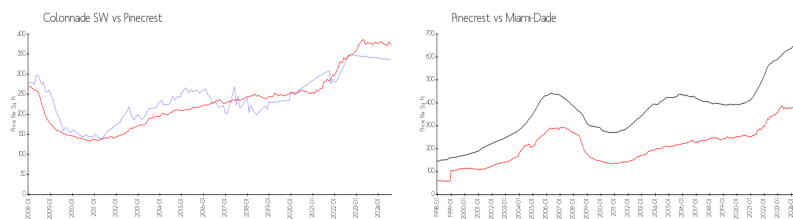
## Building Association Information

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
706	1,925 sq ft	Jul 2024	\$795,000	\$413
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

## Market Information



Colonnade SW:	\$336/sq. ft.	Pinecrest:	\$371/sq. ft.
Pinecrest:	\$371/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Colonnade SW	3%
Pinecrest	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Colonnade SW  
Pinecrest  
Miami-Dade

76 days  
56 days  
84 days