

# Unit 428N - Toscano North

428N - 7355 SW 89 St, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11599242
Status:	Active
Size:	1,408 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$699,000
List PPSF:	\$496
Valuated Price:	\$456,000
Valuated PPSF:	\$324

*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:	110
Number of active listings for rent:	7
Number of active listings for sale:	3
Building inventory for sale:	2%
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:	0

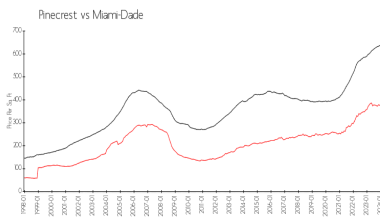
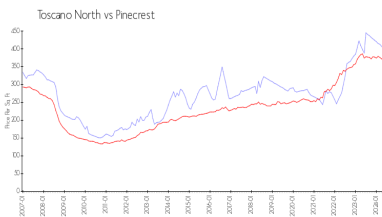
## Building Association Information

Toscano Condominium  
(305) 670-3830

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
510N	1,377 sq ft	Mar 2024	\$660,000	\$479

## Market Information



Toscano North:	\$398/sq. ft.	Pinecrest:	\$363/sq. ft.
Pinecrest:	\$363/sq. ft.	Miami-Dade:	\$704/sq. ft.

## Inventory for Sale

Toscano North	3%
Pinecrest	3%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Toscano North	83 days
Pinecrest	50 days
Miami-Dade	83 days

