

Unit 701 - Colonnade SE

701 - 8390 SW 72 Av, Pinecrest, FL, Miami-Dade 33143

Unit Information

MLS Number:	A11602314
Status:	Active
Size:	1,925 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$785,000
List PPSF:	\$408
Valuated Price:	\$713,000
Valuated PPSF:	\$370

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:	148
Number of active listings for rent:	4
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

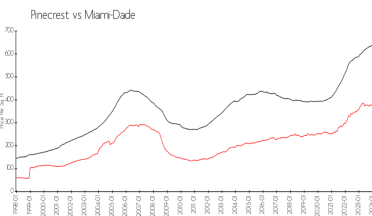
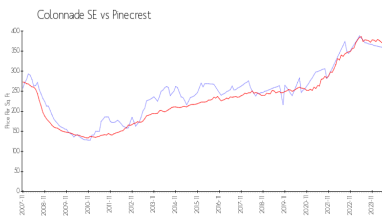
Building Association Information

Colonnade At Dadeland SE Condo
(305) 663-5454

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
519	1,518 sq ft	Jul 2024	\$589,000	\$388
105	1,142 sq ft	Apr 2024	\$400,000	\$350
110	2,192 sq ft	Mar 2024	\$585,000	\$267
419	1,518 sq ft	Mar 2024	\$565,000	\$372
530	1,717 sq ft	Feb 2024	\$585,000	\$341

Market Information



Colonnade SE:	\$357/sq. ft.	Pinecrest:	\$363/sq. ft.
Pinecrest:	\$363/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

Colonnade SE	3%
Pinecrest	3%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Colonnade SE
Pinecrest
Miami-Dade

56 days
50 days
83 days