

Unit 514S - Toscano South

514S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11606613
Status:	Active
Size:	1,260 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$450,000
List PPSF:	\$357
Valuated Price:	\$459,000
Valuated PPSF:	\$364

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:	286
Number of active listings for rent:	6
Number of active listings for sale:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

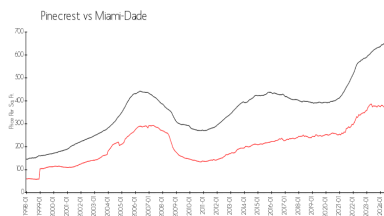
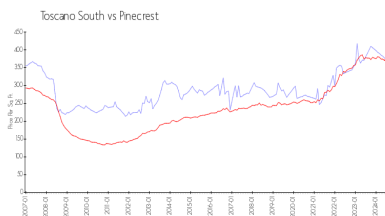
Building Association Information

Toscano Condominium
(305) 670-3830

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407S	759 sq ft	Sep 2024	\$325,000	\$428
1805S	1,286 sq ft	Sep 2024	\$487,500	\$379
710S	759 sq ft	Jul 2024	\$330,000	\$435
711S	759 sq ft	Oct 2023	\$319,900	\$421
1201S	1,428 sq ft	Oct 2023	\$550,000	\$385

Market Information



Toscano South:	\$370/sq. ft.	Pinecrest:	\$371/sq. ft.
Pinecrest:	\$371/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Toscano South	4%
Pinecrest	3%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Toscano South	41 days
Pinecrest	54 days
Miami-Dade	85 days

