

# 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:	\$465,000
List PPSF:	\$369
Valuated Price:	\$490,000
Valuated PPSF:	\$389

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:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

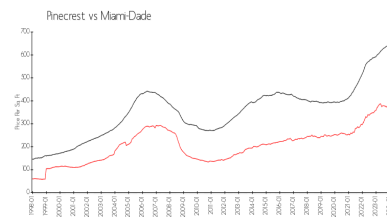
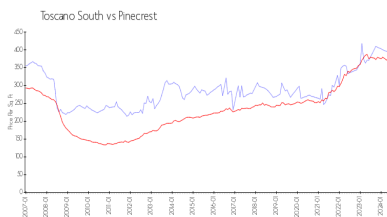
## Building Association Information

Toscano Condominium  
(305) 670-3830

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
711S	759 sq ft	Oct 2023	\$319,900	\$421
1201S	1,428 sq ft	Oct 2023	\$550,000	\$385
1610S	1,155 sq ft	Sep 2023	\$446,250	\$386
512S	1,260 sq ft	Jul 2023	\$455,000	\$361
TH109S	1,572 sq ft	Jul 2023	\$545,000	\$347
S104	1,572 sq ft	Jul 2023	\$549,000	\$349

## Market Information

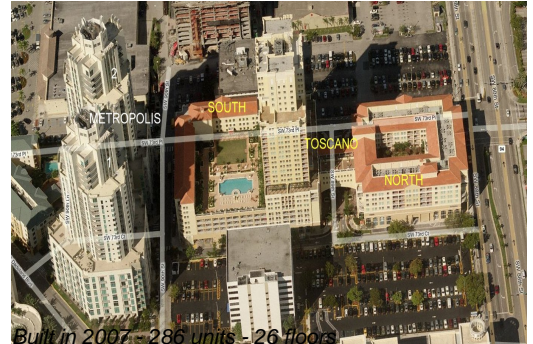


Toscano South:	\$394/sq. ft.	Pinecrest:	\$370/sq. ft.
Pinecrest:	\$370/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Toscano South	2%
Pinecrest	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Toscano South  
Pinecrest  
Miami-Dade

64 days  
48 days  
82 days