

Unit 503 - Colonnade SE

503 - 8390 SW 72 Av, Pinecrest, FL, Miami-Dade 33143

Unit Information

MLS Number: A11638092
 Status: Active
 Size: 1,718 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$630,000
 List PPSF: \$367
 Valuated Price: \$618,000
 Valuated PPSF: \$360

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

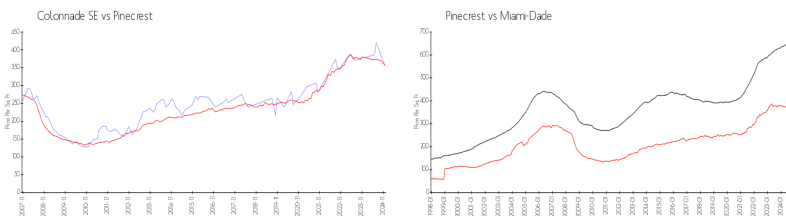
Building Association Information

Colonnade At Dadeland SE Condo
 (305) 663-5454

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
701	1,925 sq ft	Dec 2024	\$730,000	\$379
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

Market Information



Colonnade SE: \$353/sq. ft. Pinecrest: \$357/sq. ft.
 Pinecrest: \$357/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Colonnade SE: 3%
 Pinecrest: 4%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Colonnade SE: 58 days
 Pinecrest: 61 days
 Miami-Dade: 90 days