

Unit 403S - Toscano South

403S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: A11647343
 Status: Active
 Size: 759 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking
 View:
 List Price: \$369,000
 List PPSF: \$486
 Valuated Price: \$273,000
 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: 286
 Number of active listings for rent: 6
 Number of active listings for sale: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

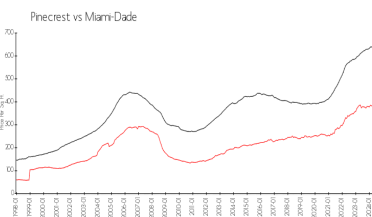
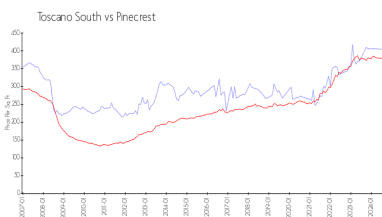
Building Association Information

Toscano Condominium
 (305) 670-3830

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 615-S | 846 sq ft | Oct 2024 | \$330,000 | \$390 |
| 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 |

Market Information



| | | | |
|----------------|---------------|-------------|---------------|
| Toscano South: | \$405/sq. ft. | Pinecrest: | \$366/sq. ft. |
| Pinecrest: | \$366/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Toscano South: 47 days
 Pinecrest: 58 days
 Miami-Dade: 86 days

