

Unit 409S - Toscano South

409S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11649966
Status:	Pending
Size:	759 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$335,000
List PPSF:	\$441
Valuated Price:	\$300,000
Valuated PPSF:	\$395

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

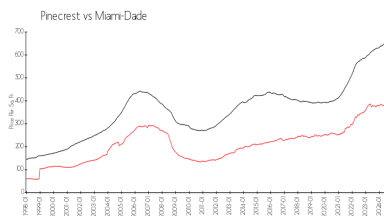
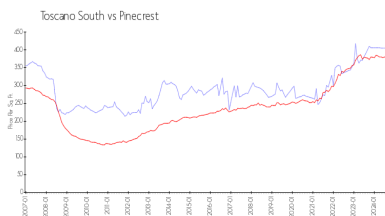
Building Association Information

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

