

# Unit 425 - Colonnade SW

425 - 8395 SW 73 Av, Pinecrest, FL, Miami-Dade 33143

## Unit Information

MLS Number: A11652480  
 Status: Active  
 Size: 1,145 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$435,000  
 List PPSF: \$380  
 Valuated Price: \$392,000  
 Valuated PPSF: \$342

*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: 150  
 Number of active listings for rent: 5  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

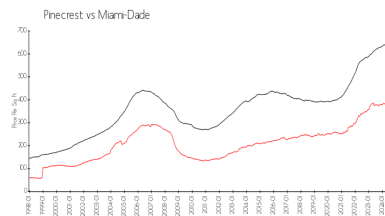
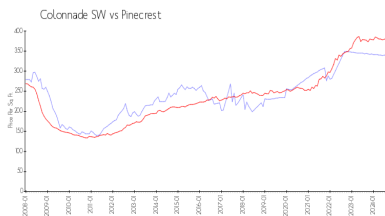
## Building Association Information

Colonnade at Dadeland Condo Association  
 Management Office  
 8390 Southwest 72nd Avenue Miami, FL 33143  
 (305) 663-5454

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
706	1,925 sq ft	Jul 2024	\$795,000	\$413
408	1,216 sq ft	Feb 2024	\$435,000	\$358
903	1,620 sq ft	Dec 2023	\$702,825	\$434

## Market Information



Colonnade SW: \$338/sq. ft. Pinecrest: \$366/sq. ft.  
 Pinecrest: \$366/sq. ft. Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Colonnade SW: 3%  
 Pinecrest: 3%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Colonnade SW: 62 days  
 Pinecrest: 58 days  
 Miami-Dade: 86 days

