

# Unit 618N - Toscano North

618N - 7355 SW 89 St, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number: A11674609  
 Status: Active  
 Size: 1,170 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$445,000  
 List PPSF: \$380  
 Valuated Price: \$461,000  
 Valuated PPSF: \$394

*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: 110  
 Number of active listings for rent: 7  
 Number of active listings for sale: 4  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

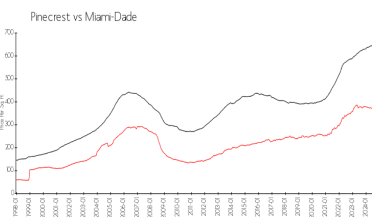
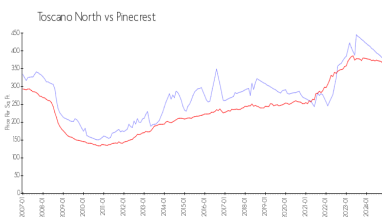
## Building Association Information

Toscano Condominium  
 (305) 670-3830

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
416N	777 sq ft	Dec 2024	\$339,000	\$436
603N	759 sq ft	Nov 2024	\$335,000	\$441
510N	1,377 sq ft	Mar 2024	\$660,000	\$479

## Market Information



Toscano North: \$372/sq. ft.  
 Pinecrest: \$357/sq. ft.

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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Toscano North: 4%  
 Pinecrest: 4%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Toscano North: 53 days  
 Pinecrest: 60 days  
 Miami-Dade: 91 days

