

# Unit 1204S - Toscano South

1204S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number: A11675214  
 Status: Active  
 Size: 1,498 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$517,300  
 List PPSF: \$345  
 Valuated Price: \$580,000  
 Valuated PPSF: \$387

*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: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

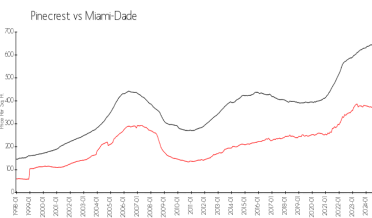
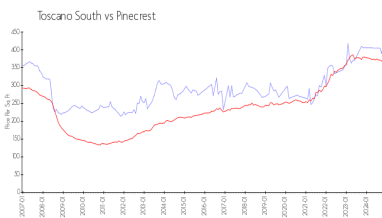
## Building Association Information

Toscano Condominium  
 (305) 670-3830

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
TH101S	2,509 sq ft	Jan 2025	\$740,000	\$295
409S	759 sq ft	Dec 2024	\$330,000	\$435
1809S	816 sq ft	Nov 2024	\$350,000	\$429
624S	1,885 sq ft	Oct 2024	\$495,000	\$263
615-S	846 sq ft	Oct 2024	\$330,000	\$390

## Market Information



Toscano South:	\$383/sq. ft.	Pinecrest:	\$357/sq. ft.
Pinecrest:	\$357/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Toscano South: 2%  
 Pinecrest: 4%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Toscano South: 68 days  
 Pinecrest: 60 days  
 Miami-Dade: 91 days

