

Unit 205 - Reserve of Pinecrest

205 - 7504-7644 SW 102 St, Pinecrest, FL, Miami-Dade FL33156



Unit Information

MLS Number: A11695735
 Status: Pending
 Size: 1,842 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Parking-Under Building
 View:
 List Price: \$950,000
 List PPSF: \$516
 Valuated Price: \$848,000
 Valuated PPSF: \$460

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: 68
 Number of active listings for rent: 2
 Number of active listings for sale: 2
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

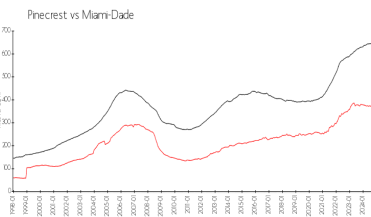
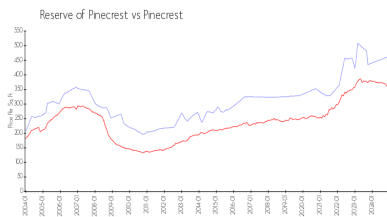
Building Association Information

Reserve of Pinecrest condominium Association
 (305) 662-7891

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
300	1,842 sq ft	Aug 2024	\$822,500	\$447
109	1,728 sq ft	Feb 2024	\$840,000	\$486

Market Information



Reserve of Pinecrest: \$460/sq. ft.
 Pinecrest: \$357/sq. ft.

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

Inventory for Sale

Reserve of Pinecrest: 3%
 Pinecrest: 4%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Reserve of Pinecrest: 55 days
 Pinecrest: 61 days
 Miami-Dade: 90 days