

# Unit 704 - Colonnade SE

704 - 8390 SW 72 Av, Pinecrest, FL, Miami-Dade 33143

## Unit Information

MLS Number: F10407090  
 Status: Active  
 Size: 1,347 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Street Parking, Valet Parking  
 View: Garden View  
 List Price: \$489,000  
 List PPSF: \$363  
 Valuated Price: \$494,000  
 Valuated PPSF: \$367

*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: 148  
 Number of active listings for rent: 4  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 4

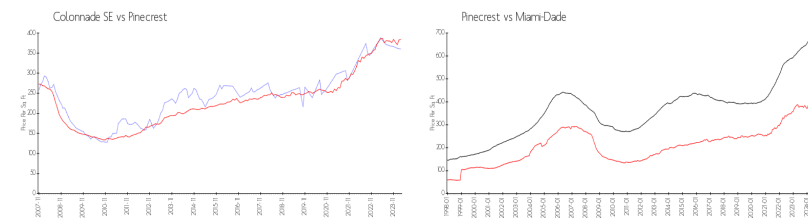
## Building Association Information

Colonnade At Dadeland SE Condo  
 (305) 663-5454

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,142 sq ft	Apr 2024	\$400,000	\$350
110	2,192 sq ft	Mar 2024	\$585,000	\$267
419	1,518 sq ft	Mar 2024	\$565,000	\$372
530	1,717 sq ft	Feb 2024	\$585,000	\$341
202	1,316 sq ft	Jul 2023	\$490,000	\$372
415	1,335 sq ft	Jul 2023	\$480,000	\$360

## Market Information



Colonnade SE: \$360/sq. ft.  
 Pinecrest: \$384/sq. ft.  
 Pinecrest: \$384/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Colonnade SE: 2%  
 Pinecrest: 2%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

Colonnade SE	40 days
Pinecrest	48 days
Miami-Dade	81 days