

# Unit 424 - Colonnade SE

424 - 8390 SW 72 Av, Pinecrest, FL, Miami-Dade 33143

## Unit Information

MLS Number:	F10422507
Status:	Active
Size:	1,296 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Garden View,Pool Area View
List Price:	\$545,000
List PPSF:	\$421
Valuated Price:	\$502,000
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:	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

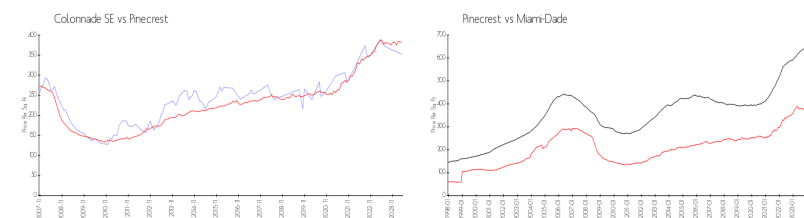
## Building Association Information

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: \$352/sq. ft.  
Pinecrest: \$381/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale

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



Built in 2007 - 148 units - 10 floors

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

Colonnade SE	40 days
Pinecrest	49 days
Miami-Dade	81 days