

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: \$513,000
 Valuated PPSF: \$396

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

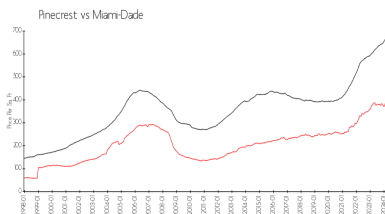
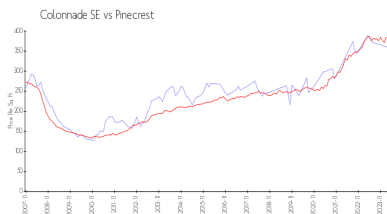
Building Association Information

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

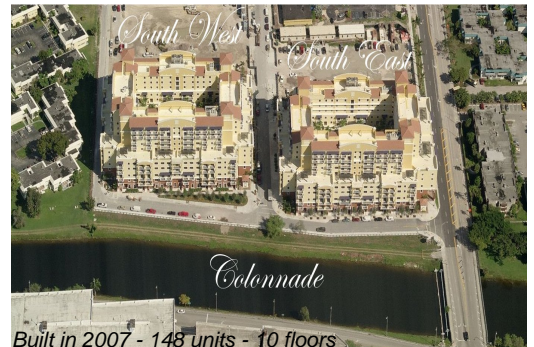


Colonnade SE: \$360/sq. ft.
 Pinecrest: \$384/sq. ft.

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