

Unit 615S - Toscano South

615S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: F10431353
 Status: Active
 Size: 846 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View: Other View
 List Price: \$375,000
 List PPSF: \$443
 Valuated Price: \$350,000
 Valuated PPSF: \$412

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: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

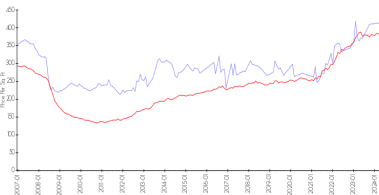
Toscano Condominium
 (305) 670-3830

Recent Sales

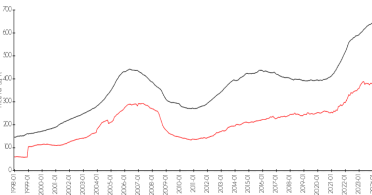
Unit #	Size	Closing Date	Sale Price	PPSF
711S	759 sq ft	Oct 2023	\$319,900	\$421
1201S	1,428 sq ft	Oct 2023	\$550,000	\$385
1610S	1,155 sq ft	Sep 2023	\$446,250	\$386
512S	1,260 sq ft	Jul 2023	\$455,000	\$361
TH109S	1,572 sq ft	Jul 2023	\$545,000	\$347
S104	1,572 sq ft	Jul 2023	\$549,000	\$349

Market Information

Toscano South vs Pinecrest



Pinecrest vs Miami-Dade

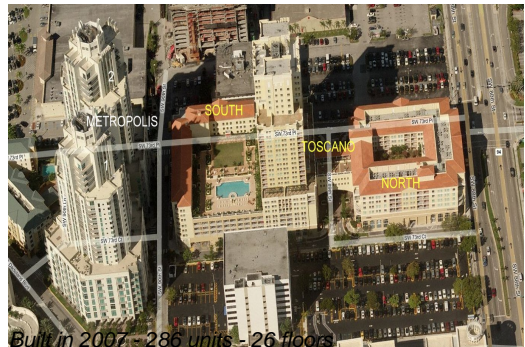


Toscano South: \$414/sq. ft.
 Pinecrest: \$380/sq. ft.

Pinecrest: \$380/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Toscano South: 2%
 Pinecrest: 2%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Toscano South	67 days
Pinecrest	52 days
Miami-Dade	81 days