

Unit 1801S - Toscano South

1801S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: A11519645
 Status: Active
 Size: 1,428 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 2
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:
 List Price: \$619,000
 List PPSF: \$433
 Valuated Price: \$604,000
 Valuated PPSF: \$423

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

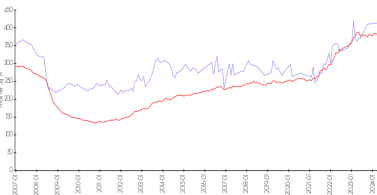
Toscano Condominium
 (305) 670-3830

Recent Sales

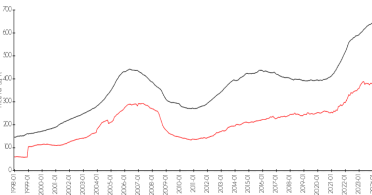
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 711S | 759 sq ft | Oct 2023 | \$319,900 | \$421 |
| 1201S | 1,428 sq ft | Oct 2023 | \$550,000 | \$385 |
| 1610S | 1,155 sq ft | Sep 2023 | \$446,250 | \$386 |
| 512S | 1,260 sq ft | Jul 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

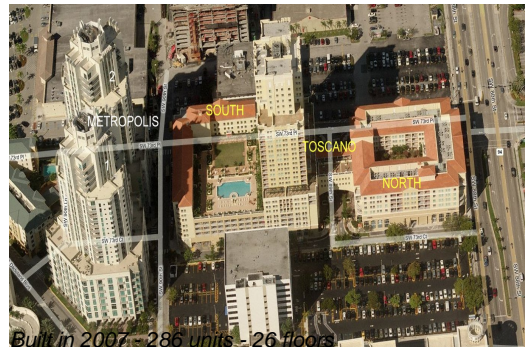


Toscano South: \$414/sq. ft.
 Pinecrest: \$380/sq. ft.

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 |