

# Unit 311 - Colonnade SE

311 - 8390 SW 72 Av, Pinecrest, FL, Miami-Dade 33143

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11549922             |
| Status:         | Active Under Contract |
| Size:           | 1,316 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 2 Spaces              |
| View:           |                       |
| Rental Price:   | \$3,300               |
| List PPSF:      | \$3                   |
| Valuated Price: | \$426,000             |
| Valuated PPSF:  | \$324                 |



*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.*

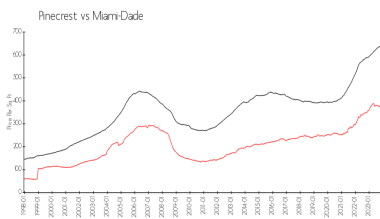
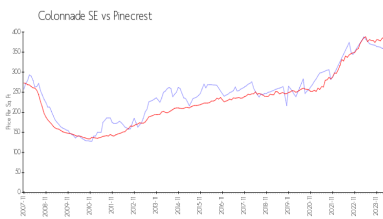
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 148 |
| Number of active listings for rent:      | 4   |
| Number of active listings for sale:      | 4   |
| 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

## Market Information



|               |               |             |               |
|---------------|---------------|-------------|---------------|
| Colonnade SE: | \$357/sq. ft. | Pinecrest:  | \$380/sq. ft. |
| Pinecrest:    | \$380/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|              |         |
|--------------|---------|
| Colonnade SE | 40 days |
| Pinecrest    | 52 days |
| Miami-Dade   | 81 days |