

# Unit 404B - Tuscany Pointe Villas (A&B)

404B - 8430 SW 8 St, Tamiami, FL, Miami-Dade 33144

## Unit Information

MLS Number:	A11553914
Status:	Closed
Size:	875 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$375,000
List PPSF:	\$429
Valuated Price:	\$353,000
Valuated PPSF:	\$403

*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:	84
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Building Association Information

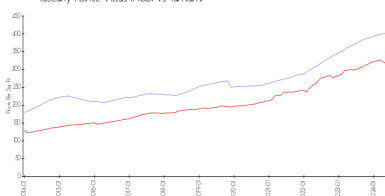
Tuscani Pointe Villa Condominium  
8440 SW 8th St  
Miami, FL 33144  
(305) 265-6127

## Recent Sales

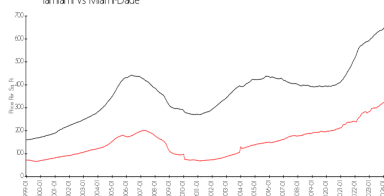
Unit #	Size	Closing Date	Sale Price	PPSF
404B	875 sq ft	May 2024	\$360,000	\$411
202A	869 sq ft	Oct 2023	\$330,000	\$380

## Market Information

Tuscany Pointe Villas (A&B) vs Tamiami



Tamiami vs Miami-Dade



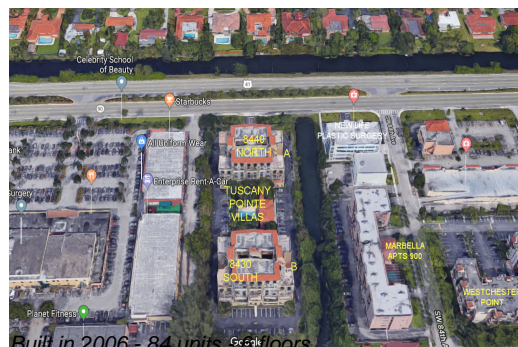
Tuscany Pointe Villas (A&B):  
\$402/sq. ft.  
Tamiami: \$318/sq. ft.

Tamiami: \$318/sq. ft.  
Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Tuscany Pointe Villas (A&B)	2%
Tamiami	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Tuscany Pointe Villas (A&B)	25 days
Tamiami	32 days
Miami-Dade	81 days