

# Unit 406A - Tuscany Pointe Villas (A&B)

406A - 8430 SW 8 St, Tamiami, FL, Miami-Dade 33144

## Unit Information

MLS Number:	A11566225
Status:	Active
Size:	934 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$370,000
List PPSF:	\$396
Valuated Price:	\$362,000
Valuated PPSF:	\$388

*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:	3
Building inventory for sale:	3%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

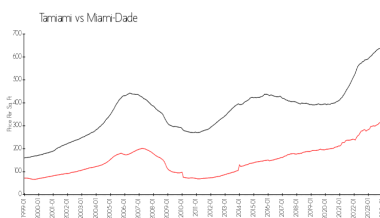
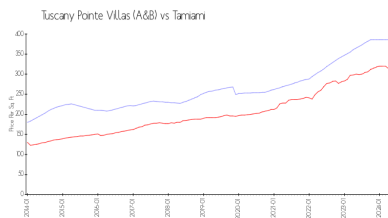
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202A	869 sq ft	Oct 2023	\$330,000	\$380

## Market Information



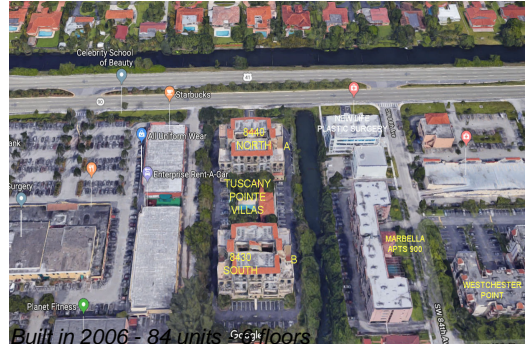
Tuscany Pointe Villas (A&B):	\$386/sq. ft.	Tamiami:	\$314/sq. ft.
Tamiami:	\$314/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Tuscany Pointe Villas (A&B)	4%
Tamiami	2%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Tuscany Pointe Villas (A&B)	6 days
-----------------------------	--------



Tamiami  
Miami-Dade

32 days  
81 days