

# Unit 316 - Colonnade SW

316 - 8395 SW 73 Av, Pinecrest, FL, Miami-Dade 33143

## Unit Information

MLS Number:	A11568582
Status:	Active
Size:	1,472 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$599,000
List PPSF:	\$407
Valuated Price:	\$551,000
Valuated PPSF:	\$374

*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:	150
Number of active listings for rent:	5
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

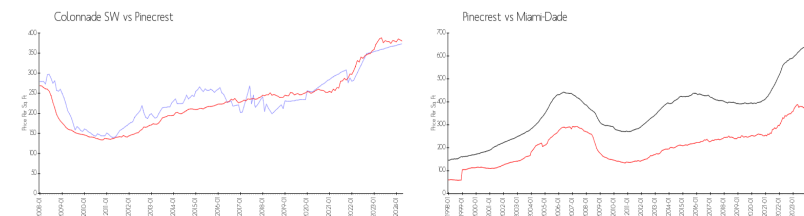
## Building Association Information

Colonnade at Dadeland Condo Association  
Management Office  
8390 Southwest 72nd Avenue Miami, FL 33143  
(305) 663-5454

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
408	1,216 sq ft	Feb 2024	\$435,000	\$358
903	1,620 sq ft	Dec 2023	\$702,825	\$434
429	1,209 sq ft	Sep 2023	\$455,000	\$376
521	1,145 sq ft	Jul 2023	\$450,000	\$393
403	1,211 sq ft	Jun 2023	\$459,000	\$379

## Market Information



Colonnade SW: \$373/sq. ft.  
Pinecrest: \$380/sq. ft.

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

## Inventory for Sale

Colonnade SW	3%
Pinecrest	2%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Colonnade SW	75 days
Pinecrest	52 days
Miami-Dade	81 days