

# Unit 719S - Toscano South

719S - 7350 SW 89 St, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11573367
Status:	Active
Size:	1,657 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking,Valet Parking
View:	
List Price:	\$775,800
List PPSF:	\$468
Valuated Price:	\$564,000
Valuated PPSF:	\$340

*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:	6
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

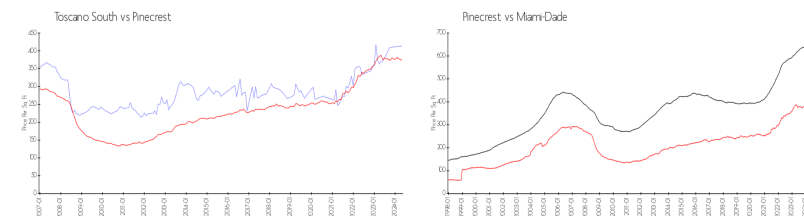
## Building Association Information

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

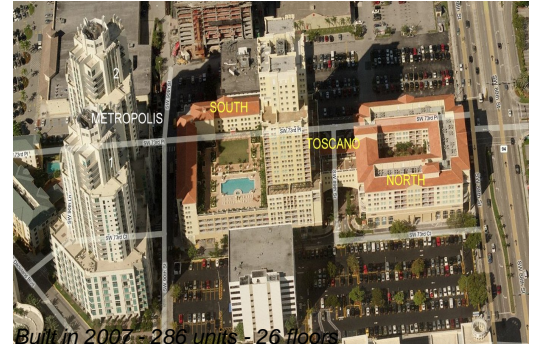


Toscano South: \$414/sq. ft.  
Pinecrest: \$374/sq. ft.

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

## Inventory for Sale

Toscano South	2%
Pinecrest	3%
Miami-Dade	3%



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

Toscano South	77 days
Pinecrest	51 days
Miami-Dade	81 days