

# 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: \$565,000  
 Valuated PPSF: \$341

*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: 5  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

## Building Association Information

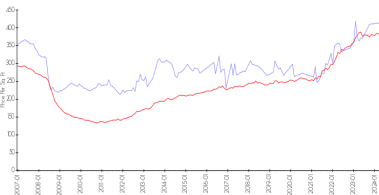
Toscano Condominium  
 (305) 670-3830

## Recent Sales

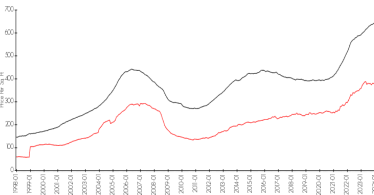
Unit #	Size	Closing Date	Sale Price	PPSF
711S	759 sq ft	Oct 2023	\$319,900	\$421
1201S	1,428 sq ft	Oct 2023	\$550,000	\$385
1610S	1,155 sq ft	Sep 2023	\$446,250	\$386
512S	1,260 sq ft	Jul 2023	\$455,000	\$361
TH109S	1,572 sq ft	Jul 2023	\$545,000	\$347
S104	1,572 sq ft	Jul 2023	\$549,000	\$349

## Market Information

Toscano South vs Pinecrest



Pinecrest vs Miami-Dade

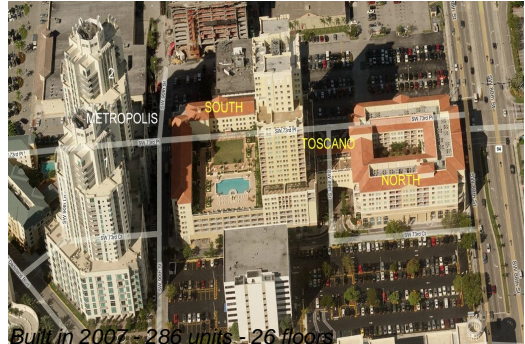


Toscano South: \$414/sq. ft.  
 Pinecrest: \$380/sq. ft.

Pinecrest: \$380/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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



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

Toscano South	67 days
Pinecrest	52 days
Miami-Dade	81 days