

Unit 706N - Toscano North

706N - 7355 SW 89 St, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	F10434192
Status:	Active
Size:	1,183 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	Other View
List Price:	\$485,000
List PPSF:	\$410
Valuated Price:	\$451,000
Valuated PPSF:	\$381

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:	110
Number of active listings for rent:	7
Number of active listings for sale:	2
Building inventory for sale:	1%
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

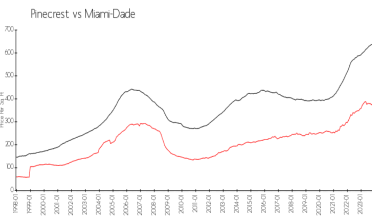
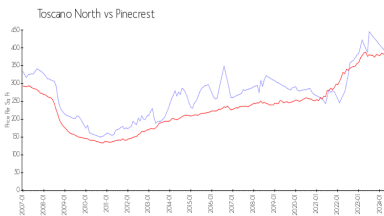
Building Association Information

Toscano Condominium
(305) 670-3830

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
510N	1,377 sq ft	Mar 2024	\$660,000	\$479
703N	759 sq ft	Jul 2023	\$330,000	\$435
704N	1,183 sq ft	Jun 2023	\$449,000	\$380

Market Information



Toscano North:	\$390/sq. ft.	Pinecrest:	\$380/sq. ft.
Pinecrest:	\$380/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Toscano North	56 days
Pinecrest	52 days

