

Unit 706 - Colonnade SW

706 - 8395 SW 73 Av, Pinecrest, FL, Miami-Dade 33143

Unit Information

MLS Number: A11560794
 Status: Pending
 Size: 1,925 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Parking-Under Building
 View:
 List Price: \$820,000
 List PPSF: \$426
 Valuated Price: \$682,000
 Valuated PPSF: \$354

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

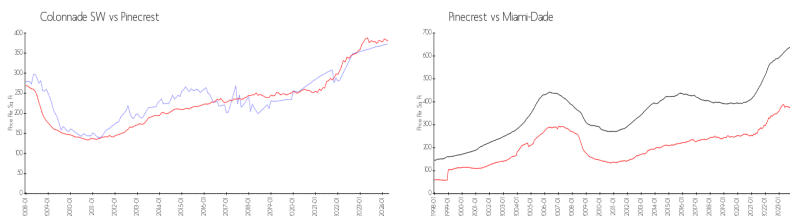
Building Association Information

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