



Listings as of 01/05/2026 12:37 pm

Comparative Market Analysis

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Status is 'Closed' 01/05/2026 to 07/09/2025 Status is one of 'Active', 'Coming Soon', 'Active With Contract', 'Pending' Property Type is 'Single Family' Latitude, Longitude is within 1.00 mi of 6300 SW 104th St, Pinecrest, FL 33156, USA Current Price is 500000+ Year Built is 2022+ SqFt Liv Area is 6000+

Single Family

Active Properties

RE1	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	SqFt Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Date	DOM
1	A11739574	6830 SW 104th St	HELMS COUNTRY	50	7	7/1	≈6,898	≈8,714	2022	\$1,159.03	\$8,500,000	\$7,995,000	02/06/25	333
2	A11609251	6675 SW 96th St	UNPLATTED	50	7	8/1	≈8,912	≈11,715	2025	\$1,121.52	\$10,995,000	\$9,995,000	07/11/24	543
3	A11728449	9940 SW 59th Ave	POINSETTIA ESTATES	50	7	7/1	8,102	≈0	2025	\$1,295.85	\$10,499,000	\$10,499,000	01/27/25	343
4	A11814781	6730 SW 115th St	OAKRIDGE ESTATES REV	50	8	9/1	9,406	≈0	2025	\$1,275.25	\$11,995,000	\$11,995,000	06/05/25	214
5	A11902375	5850 SW 93rd St	PARKWAY HOMESITES	50	8	8/1	8,917		2025	\$1,401.82	\$12,500,000	\$12,500,000	10/31/25	66
6	A11916940	9500 SW 61st Ct	UNPLATTED	41	7	6/1	≈10,393	≈12,989	2022	\$1,577.99	\$16,400,000	\$16,400,000	11/19/25	47
7	A11884219	6460 SW 94th St	NORTH PINECREST	50	7	7/3	≈10,326	≈11,880	2025	\$1,597.91	\$16,500,000	\$16,500,000	09/24/25	52
8	A11906250	9400 SW 60th Ct	PB 130-2	50	7	7/2	≈10,044	≈12,429	2025	\$1,692.55	\$17,000,000	\$17,000,000	11/04/25	62
9	A11903520	5771 SW 94th St	FELIX PARK HOME ACRES	50	8	7/2	≈12,023	≈17,967	2022	\$1,871.41	\$22,500,000	\$22,500,000	11/11/25	55

Active Totals

Listing Count :	9	Averages:	9,447	12,616	2024	\$1,443.70	\$14,098,778	\$13,931,556	191	
Price :			High		\$22,500,000		Low	\$7,995,000	Median	\$12,500,000

Active With Contract Properties

RE1	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	SqFt Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price	Date	DOM
1	A11923007	6840 SW 92nd St	UNPLATTED	20	7	7/1	≈7,760	≈9,856	2025	\$1,282.22	\$9,950,000	\$9,950,000	12/30/25	34

Active With Contract Totals

Listing Count :	1	Averages:	7,760	9,856	2025	\$1,282.22	\$9,950,000	\$9,950,000	34	
Price :			High		\$9,950,000		Low	\$9,950,000	Median	\$9,950,000

Closed Properties

Presented By: Ricky Kallabat PA

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RE1	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	SqFt Liv	Tot Area	Yr Blt	\$\$/SqFt	Orig Price	List Price	Sold Price	SP%OP	Date	DOM
1	A11808345	11001 SW 65 Ave	COLLINS ESTATES	50	7	8/1	▯7,630	▯9,372	2024	\$1,000.00	\$7,995,000	\$7,995,000	\$7,630,000	95.43	08/12/25	63
2	A11767109	6575 SW 96th St	UNPLATTED	50	7	8/1	▯7,102	▯9,878	2023	\$1,271.47	\$12,990,000	\$11,490,000	\$9,030,000	69.52	07/24/25	98
3	A11775767	6250 SW 98th St	PINE ACRES ESTS	50	7	8/1	▯9,024	▯11,240	2024	\$1,063.83	\$9,975,000	\$9,495,000	\$9,600,000	96.24	09/12/25	105
4	A11785212	8825 SW 64th Ct	UNPLATTED	50	8	9/1	▯9,194	▯11,039	2023	\$1,087.67	\$11,500,000	\$10,500,000	\$10,000,000	86.96	09/15/25	96
5	A11425595	11500 SW 60th Ave	SOUTH MITCHELL	50	8	8/1	▯8,863	▯11,230	2025	\$1,252.40	\$11,950,000	\$11,950,000	\$11,100,000	92.89	11/05/25	719
6	A11745458	6555 SW 102nd St	AVOCADO LAND CO SUB	50	10	10/2	▯20,182	▯24,251	2023	\$966.21	\$24,000,000	\$21,750,000	\$19,500,000	81.25	09/09/25	129

<u>Closed Totals</u>												
Listing Count :	6	Averages:	10,333	12,835	2024	\$1,106.93	\$13,068,333	\$12,196,667	\$11,143,333	87.05		202
		Price :				High	\$19,500,000	Low	\$7,630,000	Median		\$9,800,000

Pending Properties																
RE1	Listing #	Address	Subdiv/Cmplx	Area	Beds	Bths	SqFt Liv	Tot Area	Yr Blt	\$/SqFt	Orig Price	List Price			Date	DOM
1	A11767519	10061 SW 60th Ct	MARTIN SUBURBAN	50	10	9/2	▯12,006		2025	\$1,499.25	\$18,000,000	\$18,000,000			11/11/25	224

<u>Pending Totals</u>									
Listing Count :	1	Averages:	12,006	2025	\$1,499.25	\$18,000,000	\$18,000,000		224
		Price :		High	\$18,000,000	Low	\$18,000,000	Median	\$18,000,000

Grand Totals																
Count :		17	Averages:				\$/SqFt: \$1,318.61		DOM: 187		OP: \$13,720,529		LP: \$13,324,353		SP: \$11,143,333	

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