

# Unit 1703 - Metropolis 1

1703 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number: A11565082  
 Status: Active  
 Size: 657 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Covered Parking, Guest Parking, Valet Parking  
 View:  
 List Price: \$359,000  
 List PPSF: \$546  
 Valuated Price: \$248,000  
 Valuated PPSF: \$377

*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: 207  
 Number of active listings for rent: 8  
 Number of active listings for sale: 7  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

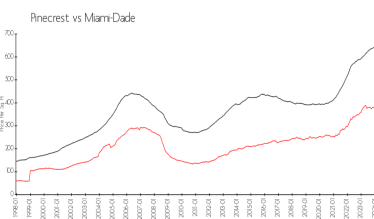
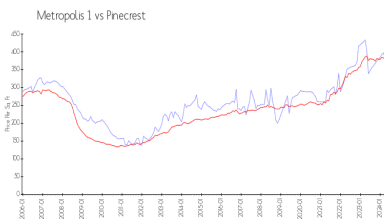
## Building Association Information

Metropolis At Dadeland Master Association  
 (305) 670-1950

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,419 sq ft	May 2024	\$495,000	\$349
203	890 sq ft	Apr 2024	\$320,000	\$360
2007	1,150 sq ft	Mar 2024	\$440,000	\$383
2001	797 sq ft	Feb 2024	\$355,000	\$445
2110	1,467 sq ft	Dec 2023	\$475,000	\$324

## Market Information



Metropolis 1: \$383/sq. ft.      Pinecrest: \$380/sq. ft.  
 Pinecrest: \$380/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Metropolis 1: 3%  
 Pinecrest: 2%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Metropolis 1  
Pinecrest  
Miami-Dade

80 days  
52 days  
81 days