

# Unit 1909 - Metropolis 1

1909 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11435365
Status:	Active
Size:	1,467 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$595,000
List PPSF:	\$406
Valuated Price:	\$582,000
Valuated PPSF:	\$397

*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:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

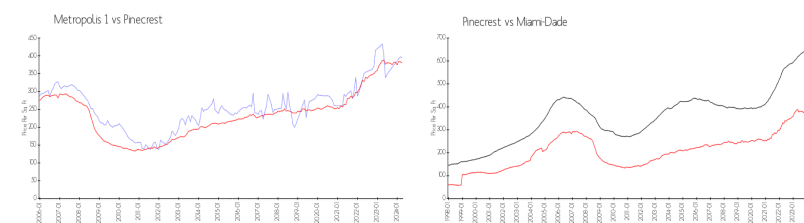
## Building Association Information

Metropolis At Dadeland Master Association  
(305) 670-1950

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
909	1,467 sq ft	Jul 2023	\$465,000	\$317
701	1,419 sq ft	Jun 2023	\$495,000	\$349
1508	1,150 sq ft	Jun 2023	\$360,000	\$313

## Market Information

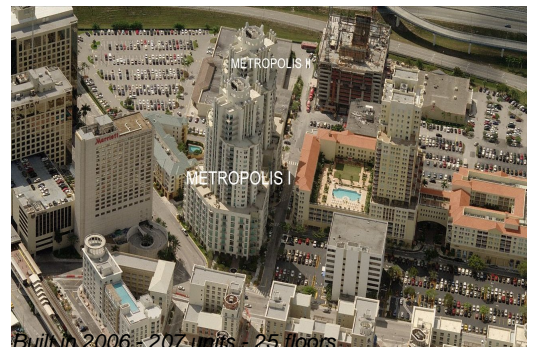


Metropolis 1:	\$395/sq. ft.	Pinecrest:	\$381/sq. ft.
Pinecrest:	\$381/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Metropolis 1  
Pinecrest  
Miami-Dade

79 days  
49 days  
81 days