

Unit 2108 - Metropolis 1

2108 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11435571 |
| Status: | Active |
| Size: | 1,150 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$450,000 |
| List PPSF: | \$391 |
| Valuated Price: | \$466,000 |
| Valuated PPSF: | \$405 |

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 |

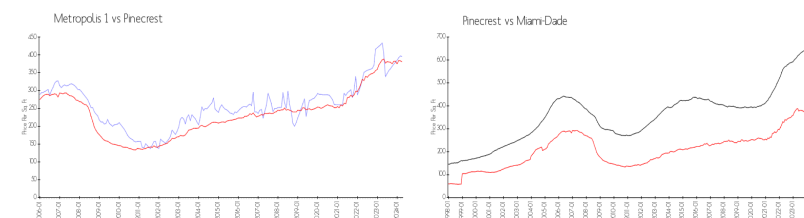
Building Association Information

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

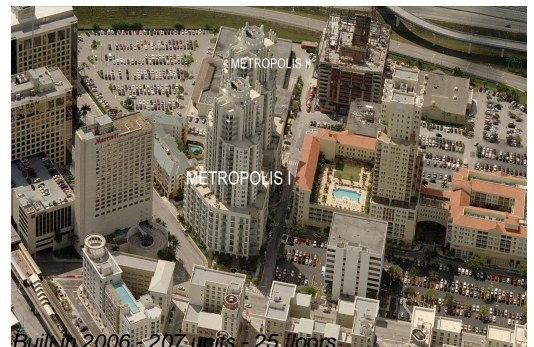


Metropolis 1: \$395/sq. ft.
Pinecrest: \$381/sq. ft.

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 | 79 days |
| Pinecrest | 49 days |
| Miami-Dade | 81 days |