

Unit 301 - Metropolis 1

301 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: A11499019
 Status: Pending
 Size: 1,419 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$519,900
 List PPSF: \$366
 Valuated Price: \$535,000
 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: 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

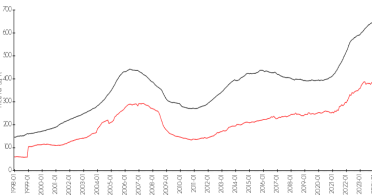
Unit #	Size	Closing Date	Sale Price	PPSF
2007	1,150 sq ft	Mar 2024	\$440,000	\$383
2001	797 sq ft	Feb 2024	\$355,000	\$445
2110	1,467 sq ft	Dec 2023	\$475,000	\$324
909	1,467 sq ft	Jul 2023	\$465,000	\$317
701	1,419 sq ft	Jun 2023	\$495,000	\$349
1508	1,150 sq ft	Jun 2023	\$360,000	\$313

Market Information

Metropolis 1 vs Pinecrest



Pinecrest vs Miami-Dade

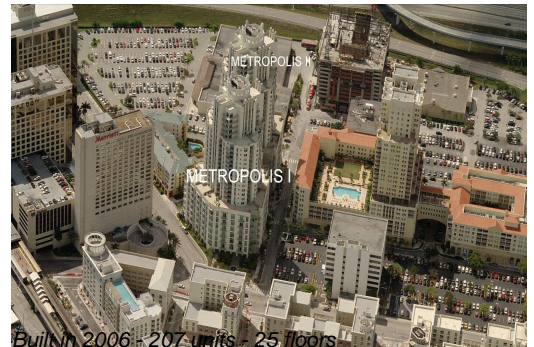


Metropolis 1: \$397/sq. ft.
 Pinecrest: \$384/sq. ft.

Pinecrest: \$384/sq. ft.
 Miami-Dade: \$703/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	48 days
Miami-Dade	81 days