

# Unit 804 - Metropolis 1

804 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number: A11508610  
 Status: Active  
 Size: 657 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Street Parking, Valet Parking  
 View:  
 List Price: \$348,000  
 List PPSF: \$530  
 Valuated Price: \$273,000  
 Valuated PPSF: \$416

*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

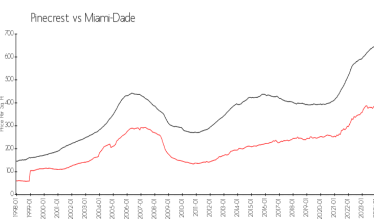
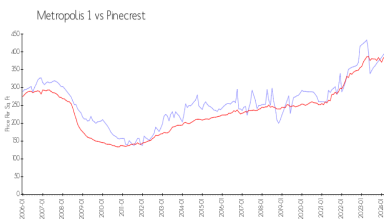
## Building Association Information

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

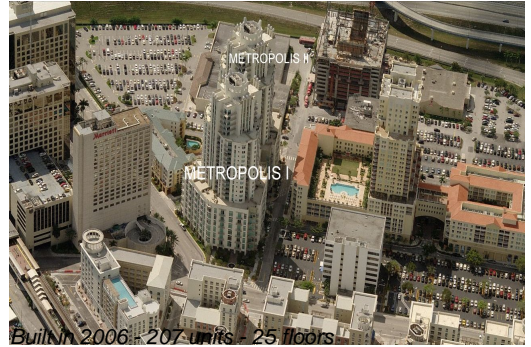


Metropolis 1: \$397/sq. ft.  
 Pinecrest: \$384/sq. ft.  
 Pinecrest: \$384/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Metropolis 1  
Pinecrest  
Miami-Dade

79 days  
48 days  
81 days