

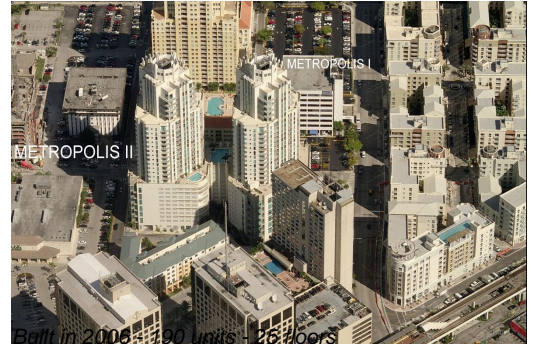
# Unit 1709 - Metropolis 2

1709 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11518414
Status:	Active
Size:	1,467 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$515,000
List PPSF:	\$351
Valuated Price:	\$530,000
Valuated PPSF:	\$361

*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:	190
Number of active listings for rent:	11
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

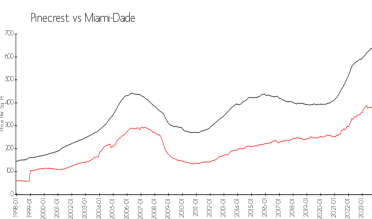
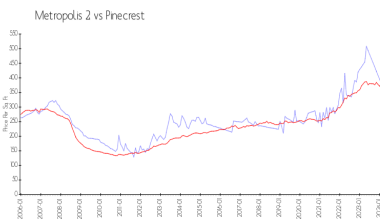
## Building Association Information

Metropolis At Dadeland Master Association  
(305) 670-1950

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1710	1,467 sq ft	Apr 2024	\$480,000	\$327
2403	1,334 sq ft	Mar 2024	\$497,500	\$373
707	1,189 sq ft	Nov 2023	\$450,000	\$378
601	1,187 sq ft	Jul 2023	\$425,000	\$358
706	928 sq ft	Jun 2023	\$346,500	\$373

## Market Information



Metropolis 2:	\$365/sq. ft.	Pinecrest:	\$384/sq. ft.
Pinecrest:	\$384/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Metropolis 2  
Pinecrest  
Miami-Dade

43 days  
48 days  
81 days