

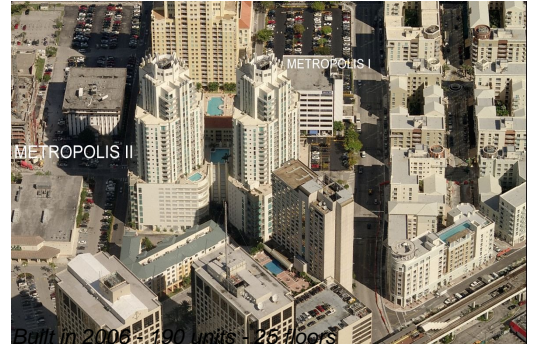
Unit 304 - Metropolis 2

304 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11522218
Status:	Pending
Size:	882 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$375,000
List PPSF:	\$425
Valuated Price:	\$350,000
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:	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

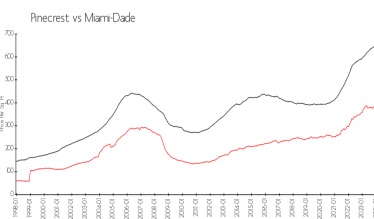
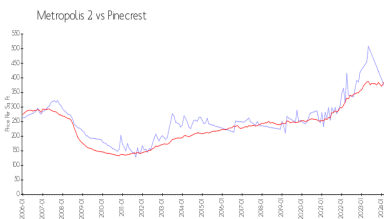
Building Association Information

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