

Unit 1905 - Metropolis 2

1905 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11527777
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Guest Parking,Other Parking,Valet Parking
View:	
List Price:	\$500,000
List PPSF:	\$370
Valuated Price:	\$407,000
Valuated PPSF:	\$301

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

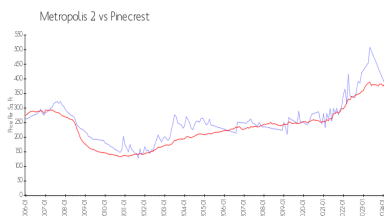
Building Association Information

Metropolis At Dadeland Master Association
(305) 670-1950

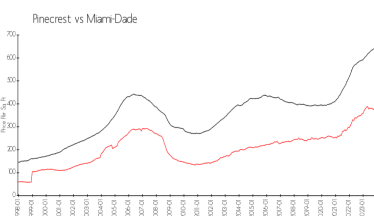
Recent Sales

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



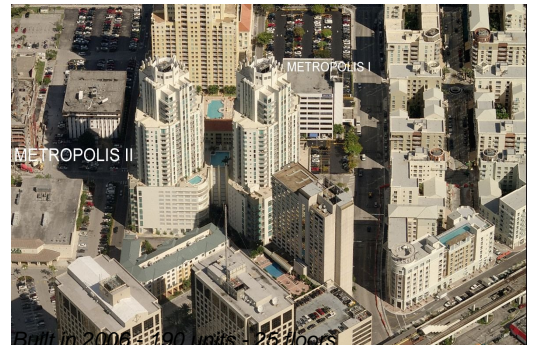
Metropolis 2: \$355/sq. ft.
Pinecrest: \$381/sq. ft.



Pinecrest: \$381/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Metropolis 2	43 days
Pinecrest	49 days
Miami-Dade	81 days