

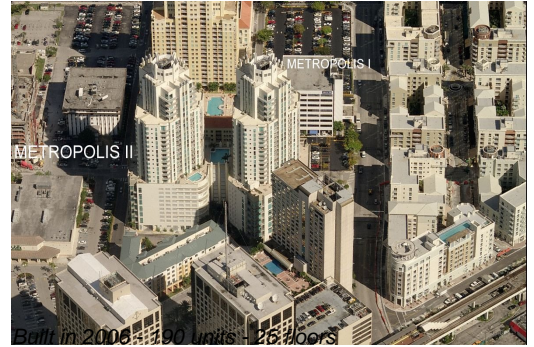
# Unit 1905 - Metropolis 2

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: \$419,000  
 Valuated PPSF: \$310

*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

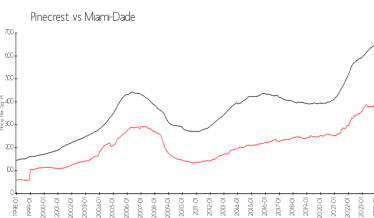
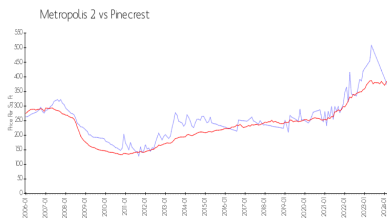
## Building Association Information

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	43 days
Pinecrest	48 days
Miami-Dade	81 days