

# Unit 1605 - Metropolis 1

1605 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11550772
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$539,000
List PPSF:	\$399
Valuated Price:	\$520,000
Valuated PPSF:	\$385

*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

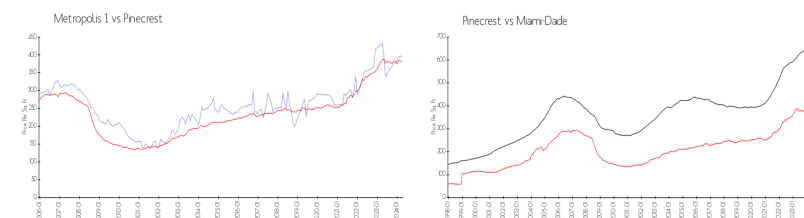
## Building Association Information

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

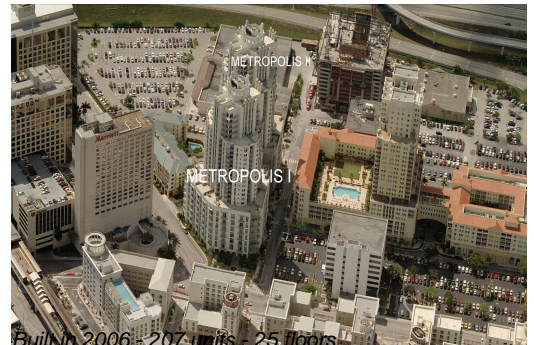


Metropolis 1: \$395/sq. ft.  
Pinecrest: \$381/sq. ft.

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

## Inventory for Sale

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



### **Avg. Time to Close Over Last 12 Months**

Metropolis 1	79 days
Pinecrest	49 days
Miami-Dade	81 days