

# Unit 301 - Metropolis 2

301 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11567917
Status:	Pending
Size:	1,187 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Spaces,Parking Garage,Valet Parking
View:	
Rental Price:	\$3,000
List PPSF:	\$3
Valuated Price:	\$458,000
Valuated PPSF:	\$386

*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.*

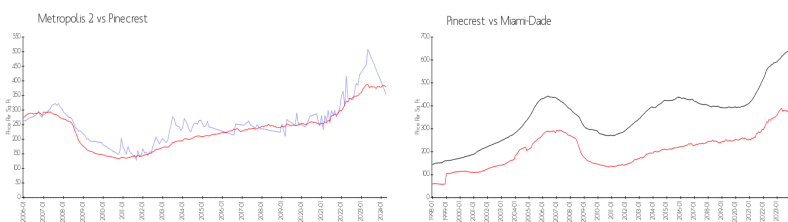
## Building Information

Number of units:	190
Number of active listings for rent:	11
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

## Building Association Information

Metropolis At Dadeland Master Association  
(305) 670-1950

## Market Information



Metropolis 2:	\$355/sq. ft.	Pinecrest:	\$380/sq. ft.
Pinecrest:	\$380/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Metropolis 2	49 days
Pinecrest	52 days
Miami-Dade	81 days

