

# Unit 1405 - Metropolis 2

1405 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11579895
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$479,950
List PPSF:	\$356
Valuated Price:	\$380,000
Valuated PPSF:	\$281

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:	8
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

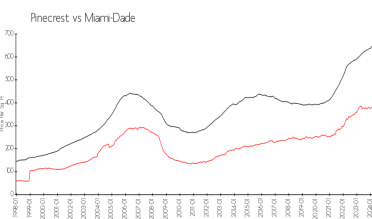
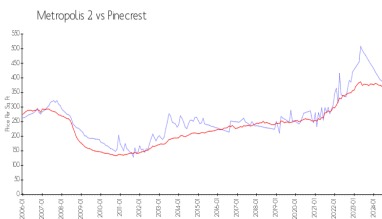
## Building Association Information

Metropolis At Dadeland Master Association  
(305) 670-1950

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1609	1,467 sq ft	Aug 2024	\$495,500	\$338
1408	1,150 sq ft	Jul 2024	\$425,000	\$370
206	928 sq ft	May 2024	\$385,000	\$415
1607	1,150 sq ft	May 2024	\$410,000	\$357
304	882 sq ft	May 2024	\$370,000	\$420

## Market Information

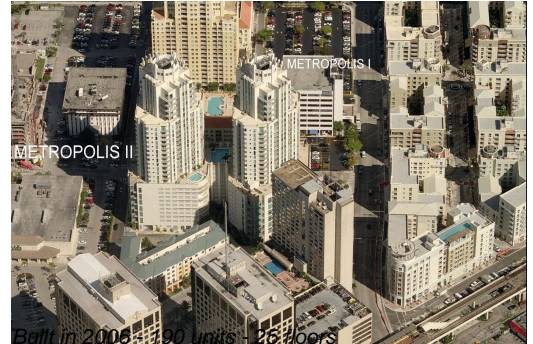


Metropolis 2:	\$348/sq. ft.	Pinecrest:	\$371/sq. ft.
Pinecrest:	\$371/sq. ft.	Miami-Dade:	\$697/sq. ft.

## Inventory for Sale

Metropolis 2	3%
Pinecrest	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Metropolis 2  
Pinecrest  
Miami-Dade

51 days  
56 days  
84 days