

# Unit 2109 - Metropolis 1

2109 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11599717
Status:	Pending
Size:	1,467 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Guest Parking,Not Assigned
View:	
Rental Price:	\$3,650
List PPSF:	\$2
Valuated Price:	\$613,000
Valuated PPSF:	\$418

*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.*

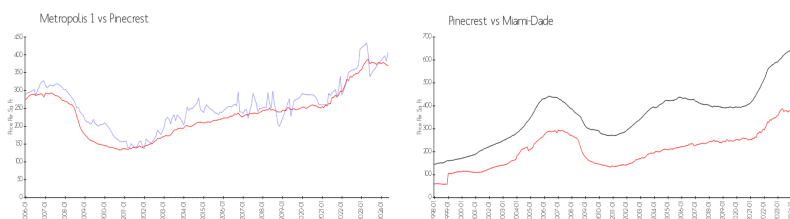
## Building Information

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:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

## Building Association Information

Metropolis At Dadeland Master Association  
(305) 670-1950

## Market Information



Metropolis 1:	\$407/sq. ft.	Pinecrest:	\$370/sq. ft.
Pinecrest:	\$370/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Metropolis 1	62 days
Pinecrest	49 days
Miami-Dade	82 days

