

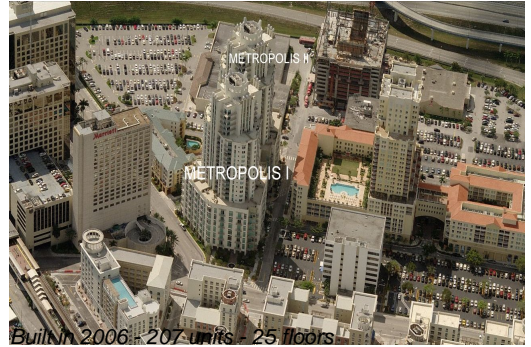
Unit 2108 - Metropolis 1

2108 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: A11600937
 Status: Active
 Size: 1,150 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 Rental Price: \$3,500
 List PPSF: \$3
 Valuated Price: \$480,000
 Valuated PPSF: \$417

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.



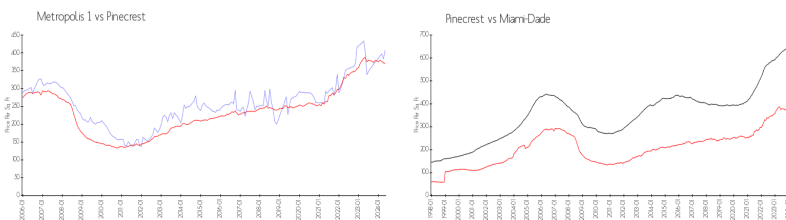
Building Information

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: 47 days
 Miami-Dade: 82 days