

Unit 1605 - Metropolis 1

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

Unit Information

MLS Number: A11601541
 Status: Active
 Size: 1,350 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$495,000
 List PPSF: \$367
 Valuated Price: \$479,000
 Valuated PPSF: \$355

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: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

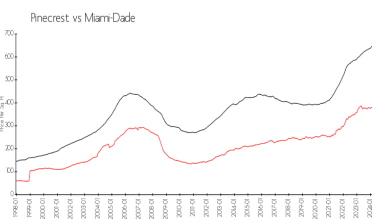
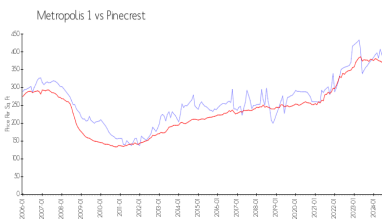
Building Association Information

Metropolis At Dadeland Master Association
 (305) 670-1950

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1708	1,150 sq ft	Aug 2024	\$396,000	\$344
901	797 sq ft	Jun 2024	\$374,000	\$469
1703	657 sq ft	Jun 2024	\$320,000	\$487
508	820 sq ft	May 2024	\$354,000	\$432
301	1,419 sq ft	May 2024	\$495,000	\$349

Market Information

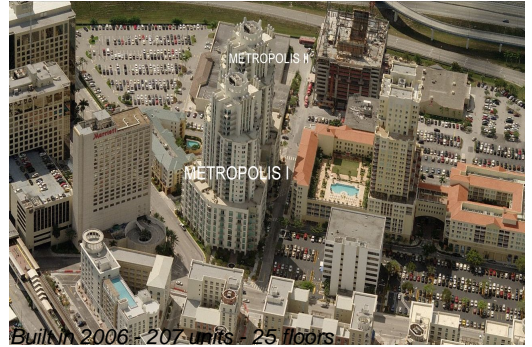


Metropolis 1: \$363/sq. ft.
 Pinecrest: \$371/sq. ft.
 Pinecrest: \$371/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

Metropolis 1: 4%
 Pinecrest: 3%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Buildn. 2006 - 207 units - 25 floors

Metropolis 1
Pinecrest
Miami-Dade

62 days
56 days
84 days