

# Unit 209 - Metropolis 1

209 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number: A11605655  
 Status: Pending  
 Size: 670 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View: Other View  
 Rental Price: \$2,100  
 List PPSF: \$3  
 Valuated Price: \$313,000  
 Valuated PPSF: \$382

*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.*



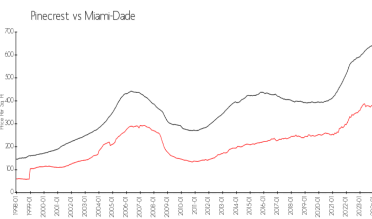
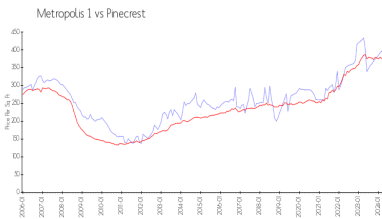
## Building Information

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