

Unit 2404 - Metropolis 1

2404 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

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|-----------------|--------------------------|
| MLS Number: | A11607178 |
| Status: | Pending |
| Size: | 1,384 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Spaces,Covered Parking |
| View: | Bay,Other View |
| Rental Price: | \$3,800 |
| List PPSF: | \$3 |
| Valuated Price: | \$690,000 |
| Valuated PPSF: | \$499 |

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.

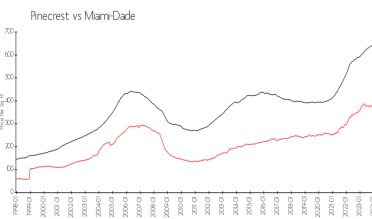
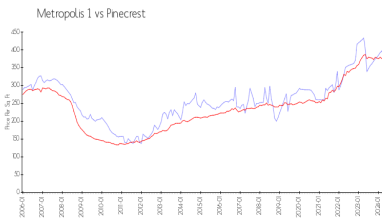
Building Information

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|--|-----|
| 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 |

