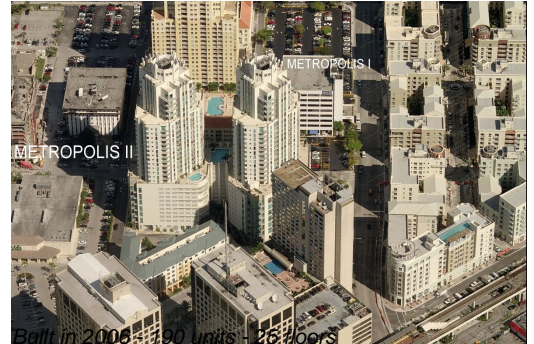


Unit 1709 - Metropolis 2

1709 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11614591
Status:	Active
Size:	1,467 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available, Assigned Parking, Valet Parking
View:	
List Price:	\$514,550
List PPSF:	\$351
Valuated Price:	\$525,000
Valuated PPSF:	\$358



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:	190
Number of active listings for rent:	11
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

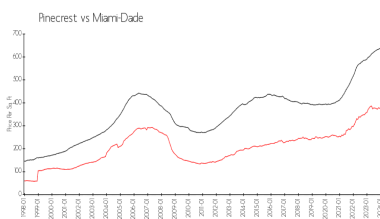
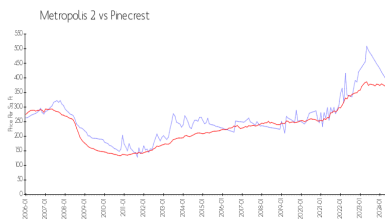
Building Association Information

Metropolis At Dadeland Master Association
(305) 670-1950

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1408	1,150 sq ft	Jul 2024	\$425,000	\$370
206	928 sq ft	May 2024	\$385,000	\$415
1607	1,150 sq ft	May 2024	\$410,000	\$357
304	882 sq ft	May 2024	\$370,000	\$420
1710	1,467 sq ft	Apr 2024	\$480,000	\$327

Market Information



Metropolis 2:	\$362/sq. ft.	Pinecrest:	\$363/sq. ft.
Pinecrest:	\$363/sq. ft.	Miami-Dade:	\$704/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Metropolis 2
Pinecrest
Miami-Dade

37 days
50 days
83 days