

Unit 2106 - Metropolis 2

2106 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: A11656172
 Status: Active
 Size: 1,350 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking
 View:
 List Price: \$495,000
 List PPSF: \$367
 Valuated Price: \$549,000
 Valuated PPSF: \$407

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: 11
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

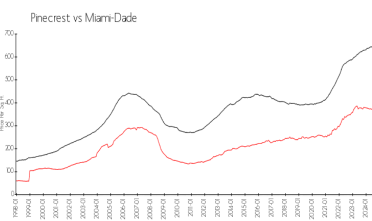
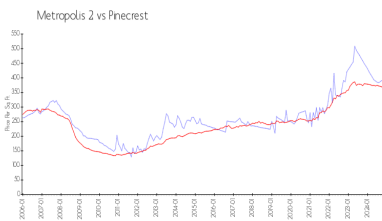
Building Association Information

Metropolis At Dadeland Master Association
 (305) 670-1950

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1007	1,150 sq ft	Jan 2025	\$400,000	\$348
1207	1,150 sq ft	Dec 2024	\$385,000	\$335
1609	1,467 sq ft	Aug 2024	\$495,500	\$338
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

Market Information



Metropolis 2: \$396/sq. ft.
 Pinecrest: \$357/sq. ft.
 Pinecrest: \$357/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Metropolis 2: 6%
 Pinecrest: 4%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Metropolis 2: 57 days
 Pinecrest: 60 days

