

Unit 804 - Metropolis 2

804 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: A11676703
 Status: Active
 Size: 657 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$359,000
 List PPSF: \$546
 Valuated Price: \$218,000
 Valuated PPSF: \$332

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: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 5

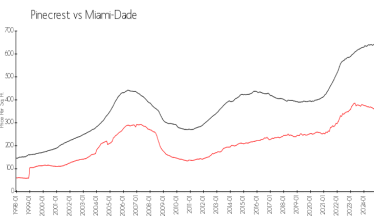
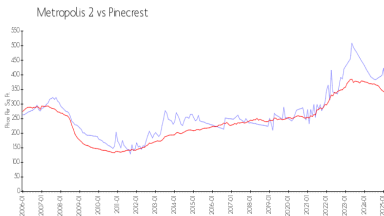
Building Association Information

Metropolis At Dadeland Master Association
 (305) 670-1950

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	797 sq ft	Mar 2025	\$325,000	\$408
701	1,187 sq ft	Feb 2025	\$470,000	\$396
1405	1,350 sq ft	Feb 2025	\$420,000	\$311
1007	1,150 sq ft	Jan 2025	\$400,000	\$348
1207	1,150 sq ft	Dec 2024	\$385,000	\$335

Market Information



Metropolis 2: \$368/sq. ft.
 Pinecrest: \$338/sq. ft.
 Pinecrest: \$338/sq. ft.
 Miami-Dade: \$682/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Metropolis 2: 63 days
 Pinecrest: 64 days
 Miami-Dade: 92 days

