

# 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:	\$245,000
Valuated PPSF:	\$373

*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:	12
Building inventory for sale:	6%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

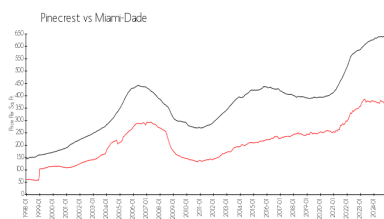
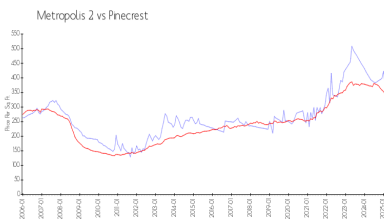
## Building Association Information

Metropolis At Dadeland Master Association  
(305) 670-1950

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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:	\$413/sq. ft.	Pinecrest:	\$342/sq. ft.
Pinecrest:	\$342/sq. ft.	Miami-Dade:	\$685/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Metropolis 2	64 days
Pinecrest	60 days
Miami-Dade	94 days

