

Unit 2009 - Metropolis 1

2009 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: A11677233
 Status: Active
 Size: 1,467 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking
 View:
 List Price: \$499,000
 List PPSF: \$340
 Valuated Price: \$538,000
 Valuated PPSF: \$367

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: 207
 Number of active listings for rent: 8
 Number of active listings for sale: 12
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

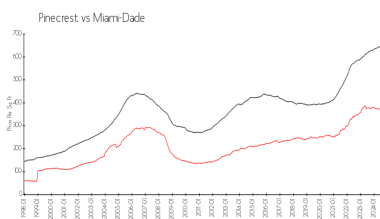
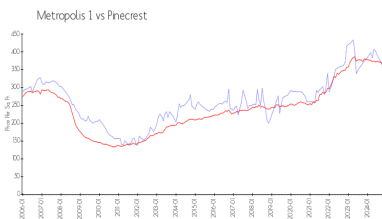
Building Association Information

Metropolis At Dadeland Master Association
 (305) 670-1950

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
610	997 sq ft	Dec 2024	\$375,000	\$376
807	1,150 sq ft	Dec 2024	\$480,000	\$417
1706	1,350 sq ft	Oct 2024	\$485,000	\$359
1708	1,150 sq ft	Aug 2024	\$396,000	\$344
901	797 sq ft	Jun 2024	\$374,000	\$469
1703	657 sq ft	Jun 2024	\$320,000	\$487

Market Information



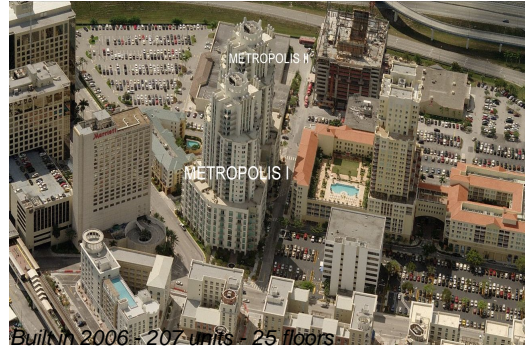
Metropolis 1: \$361/sq. ft.
 Pinecrest: \$357/sq. ft.
 Pinecrest: \$357/sq. ft.
 Miami-Dade: \$688/sq. ft.

Inventory for Sale

Metropolis 1: 6%
 Pinecrest: 4%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Metropolis 1: 67 days
 Pinecrest: 61 days
 Miami-Dade: 90 days



Buildin 2006 - 207 units - 25 floors