

# Unit 1904 - Metropolis 2

1904 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11753229
Status:	Active
Size:	657 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$325,000
List PPSF:	\$495
Valuated Price:	\$239,000
Valuated PPSF:	\$364

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

## Building Association Information

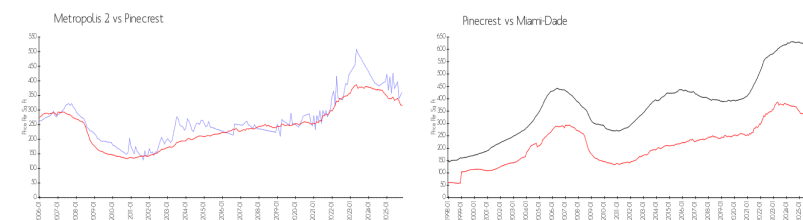
Metropolis At Dadeland Master Association  
(305) 670-1950

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2401	1,429 sq ft	Dec 2025	\$508,540	\$356
1409	1,467 sq ft	Nov 2025	\$417,000	\$284
1210	1,467 sq ft	Sep 2025	\$467,525	\$319
1205	1,350 sq ft	Aug 2025	\$422,760	\$313
1709	1,467 sq ft	Jul 2025	\$435,000	\$297

## Market Information



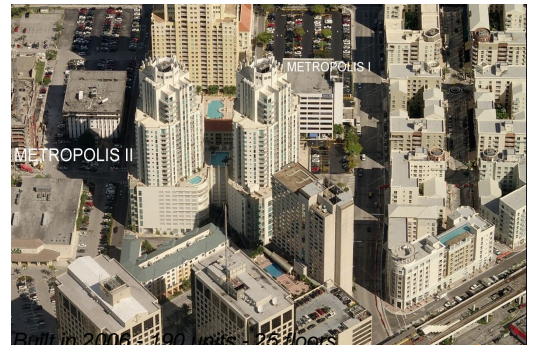
Metropolis 2:	\$361/sq. ft.	Pinecrest:	\$316/sq. ft.
Pinecrest:	\$316/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Metropolis 2	4%
Pinecrest	3%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Metropolis 2	74 days
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Pinecrest  
Miami-Dade

65 days  
77 days