

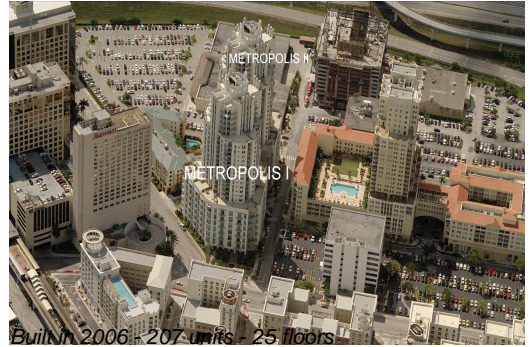
Unit 2108 - Metropolis 1

2108 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number: A11435571
 Status: Active
 Size: 1,150 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$450,000
 List PPSF: \$391
 Valuated Price: \$452,000
 Valuated PPSF: \$393

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: 7
 Building inventory for sale: 3%
 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: 3

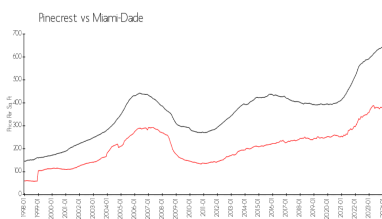
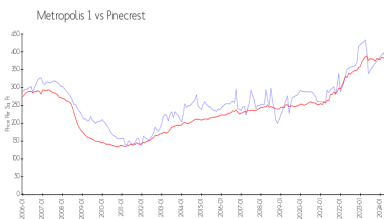
Building Association Information

Metropolis At Dadeland Master Association
 (305) 670-1950

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,419 sq ft	May 2024	\$495,000	\$349
203	890 sq ft	Apr 2024	\$320,000	\$360
2007	1,150 sq ft	Mar 2024	\$440,000	\$383
2001	797 sq ft	Feb 2024	\$355,000	\$445
2110	1,467 sq ft	Dec 2023	\$475,000	\$324

Market Information



Metropolis 1: \$383/sq. ft.
 Pinecrest: \$380/sq. ft.
 Pinecrest: \$380/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Metropolis 1: 3%
 Pinecrest: 2%
 Miami-Dade: 3%

Avg. Time to Close Over Last 12 Months

Metropolis 1
Pinecrest
Miami-Dade

80 days
52 days
81 days