

# Unit 206 - Metropolis 2

206 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number:	A11562714
Status:	Active Under Contract
Size:	928 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$399,000
List PPSF:	\$430
Valuated Price:	\$354,000
Valuated PPSF:	\$381

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:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

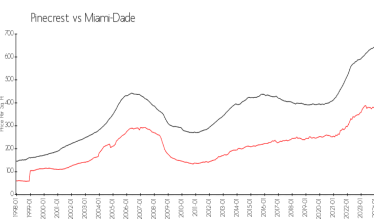
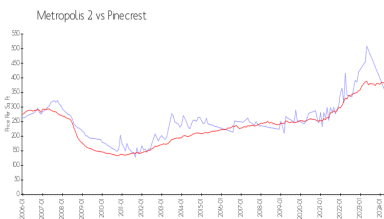
## Building Association Information

Metropolis At Dadeland Master Association  
(305) 670-1950

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1607	1,150 sq ft	May 2024	\$410,000	\$357
304	882 sq ft	May 2024	\$370,000	\$420
1710	1,467 sq ft	Apr 2024	\$480,000	\$327
2403	1,334 sq ft	Mar 2024	\$497,500	\$373
707	1,189 sq ft	Nov 2023	\$450,000	\$378

## Market Information

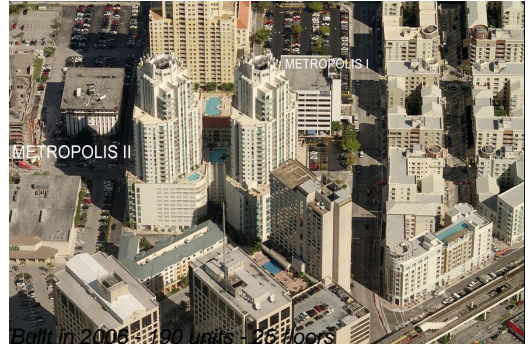


Metropolis 2:	\$355/sq. ft.	Pinecrest:	\$380/sq. ft.
Pinecrest:	\$380/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Metropolis 2  
Pinecrest  
Miami-Dade

49 days  
52 days  
81 days