

Unit 1703 - Metropolis 1

1703 - 9055 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11565082
Status:	Pending
Size:	657 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Covered Parking,Guest Parking,Valet Parking
View:	
List Price:	\$329,000
List PPSF:	\$501
Valuated Price:	\$264,000
Valuated PPSF:	\$402

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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

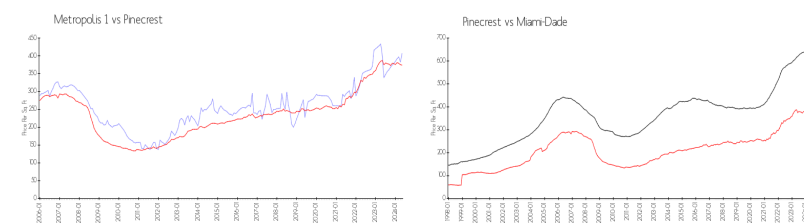
Building Association Information

Metropolis At Dadeland Master Association
(305) 670-1950

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
508	820 sq ft	May 2024	\$354,000	\$432
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

Market Information

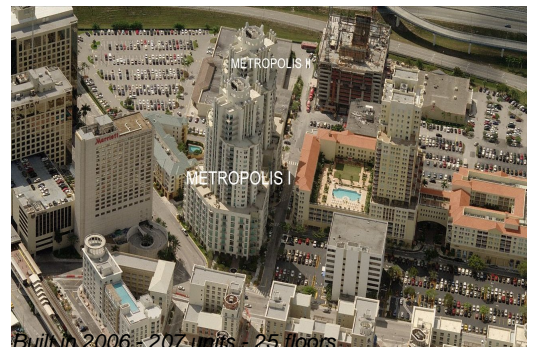


Metropolis 1:	\$407/sq. ft.	Pinecrest:	\$374/sq. ft.
Pinecrest:	\$374/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Metropolis 1	4%
Pinecrest	3%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Metropolis 1	71 days
Pinecrest	51 days
Miami-Dade	81 days