

# Unit 301 - Metropolis 2

301 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

## Unit Information

MLS Number: A11567917  
 Status: Pending  
 Size: 1,187 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Spaces, Parking Garage, Valet Parking  
 View:  
 Rental Price: \$3,000  
 List PPSF: \$3  
 Valued Price: \$458,000  
 Valued PPSF: \$386

*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.*

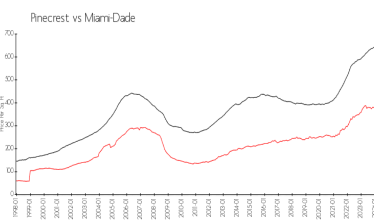
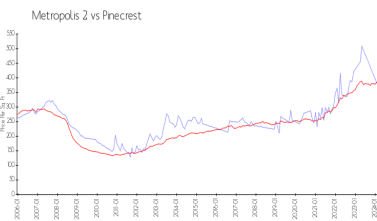
## Building Information

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

## 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: 49 days  
 Pinecrest: 52 days  
 Miami-Dade: 81 days

