

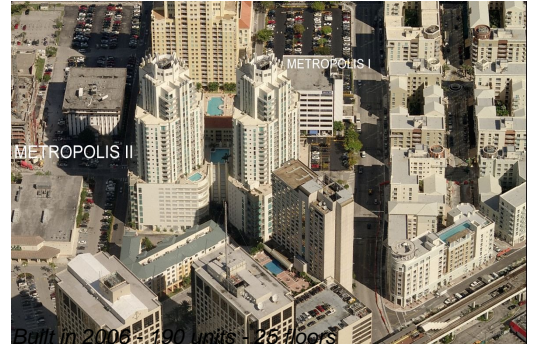
Unit 1808 - Metropolis 2

1808 - 9065 S Dadeland Blvd, Pinecrest, FL, Miami-Dade 33156

Unit Information

MLS Number:	A11569926
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
Rental Price:	\$3,050
List PPSF:	\$3
Valuated Price:	\$408,000
Valuated PPSF:	\$355

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.



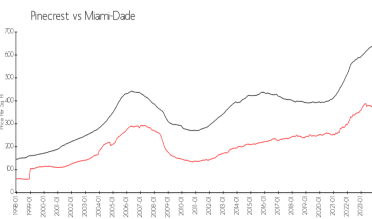
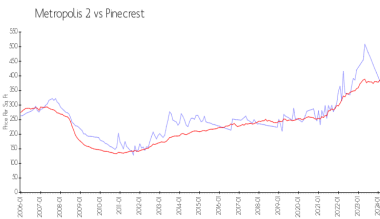
Building Information

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