

# Unit 416 - Metropica North Tower 1

416 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11411133  
Status: Active  
Size: 1,420 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 1  
Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
View:  
List Price: \$770,000  
List PPSF: \$542  
Valuated Price: \$669,000  
Valuated PPSF: \$471



*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.*

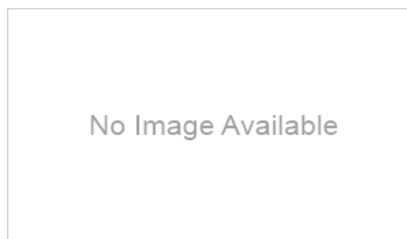
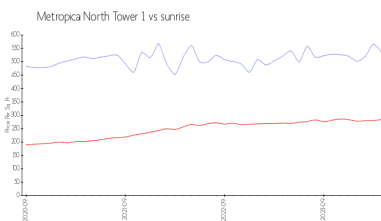
## Building Information

Number of units: 263  
Number of active listings for rent: 0  
Number of active listings for sale: 39  
Building inventory for sale: 14%  
Number of sales over the last 12 months: 29  
Number of sales over the last 6 months: 11  
Number of sales over the last 3 months: 5

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	1,262 sq ft	Apr 2024	\$595,000	\$471
2602	1,026 sq ft	Apr 2024	\$614,250	\$599
2306	1,026 sq ft	Apr 2024	\$645,750	\$629
809	1,394 sq ft	Mar 2024	\$700,000	\$502
501	649 sq ft	Feb 2024	\$329,000	\$507
1506	1,050 sq ft	Feb 2024	\$485,000	\$462

## Market Information



Metropica North Tower 1:	\$534/sq. ft.	sunrise:	\$285/sq. ft.
sunrise:	\$285/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Metropica North Tower 1: 15%  
sunrise: 3%  
Broward: 4%

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1: 112 days  
sunrise: 56 days  
Broward: 67 days