

# Unit 1709 - Metropica North Tower 1

1709 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

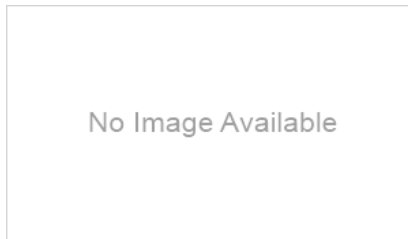
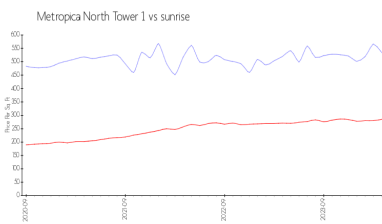
MLS Number: A11563752  
 Status: Active  
 Size: 1,297 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View: Other View, Tennis Court View  
 Rental Price: \$4,000  
 List PPSF: \$3  
 Valuated Price: \$695,000  
 Valuated PPSF: \$536

*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

## 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

