

Unit 505 - Metropica North Tower 1

505 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number:	A10862787
Status:	Active
Size:	780 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$375,000
List PPSF:	\$481
Valuated Price:	\$353,000
Valuated PPSF:	\$503

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.

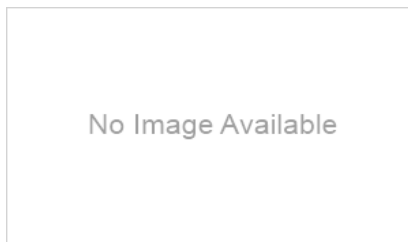
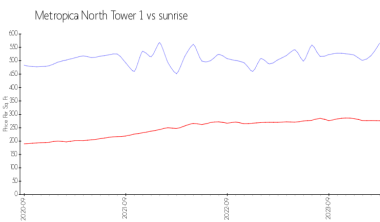
Building Information

Number of units:	263
Number of active listings for rent:	0
Number of active listings for sale:	42
Building inventory for sale:	15%
Number of sales over the last 12 months:	32
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1501	1,262 sq ft	Apr 2024	\$595,000	\$471
2306	1,026 sq ft	Apr 2024	\$645,750	\$629
2602	1,026 sq ft	Apr 2024	\$614,250	\$599
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:	\$566/sq. ft.	sunrise:	\$276/sq. ft.
sunrise:	\$276/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Metropica North Tower 1	16%
sunrise	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	108 days
sunrise	53 days
Broward	66 days

