

Unit 2411 - Metropica North Tower 1

2411 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number: A11523627
 Status: Active
 Size: 990 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Covered Parking, Electric Vehicle Charging Station
 View:
 List Price: \$750,000
 List PPSF: \$758
 Valuated Price: \$569,000
 Valuated PPSF: \$575

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.

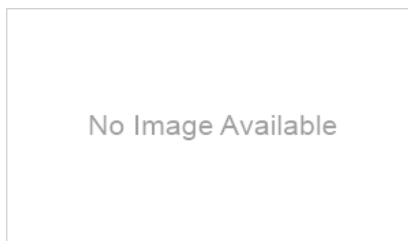
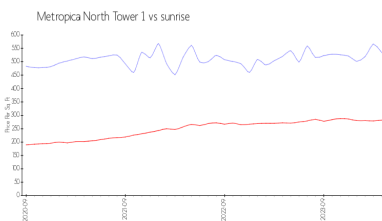
Building Information

Number of units: 263
 Number of active listings for rent: 0
 Number of active listings for sale: 43
 Building inventory for sale: 16%
 Number of sales over the last 12 months: 31
 Number of sales over the last 6 months: 12
 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: | \$534/sq. ft. | sunrise: | \$282/sq. ft. |
| sunrise: | \$282/sq. ft. | Broward: | \$348/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 | 110 days |
| sunrise | 55 days |
| Broward | 66 days |

