

# Unit 2409 - Metropica North Tower 1

2409 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11539865  
 Status: Active  
 Size: 1,297 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$725,000  
 List PPSF: \$559  
 Valuated Price: \$745,000  
 Valuated PPSF: \$574

*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.*

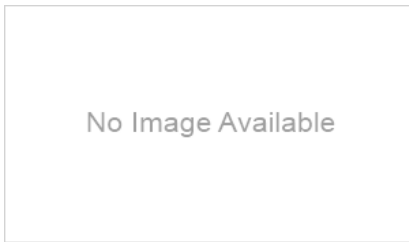
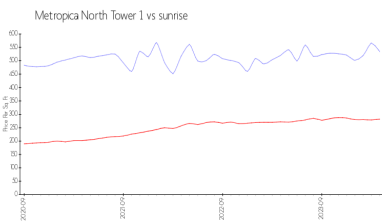
## Building Information

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

