

Unit 2601 - Metropica North Tower 1

2601 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number: A11562544
 Status: Active
 Size: 1,262 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Deeded Parking, Guest Parking, Valet Parking

View:
 List Price: \$709,000
 List PPSF: \$562
 Valuated Price: \$740,000
 Valuated PPSF: \$586

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.

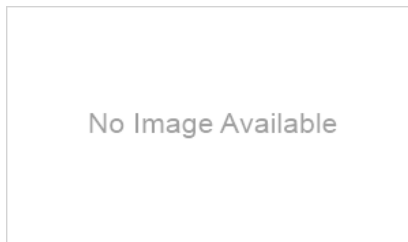
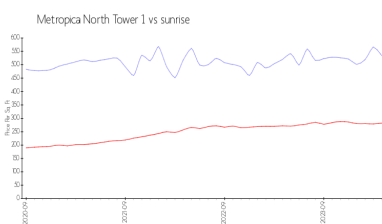
Building Information

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
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:	\$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

