

# Unit 1403 - Metropica North Tower 1

1403 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

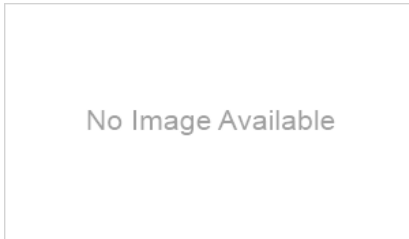
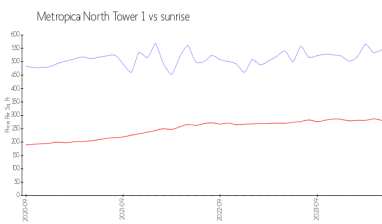
MLS Number:	A11583525
Status:	Active
Size:	1,179 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Guest Parking,Parking Garage
View:	Garden View,Lagoon,Other View
Rental Price:	\$3,500
List PPSF:	\$3
Valuated Price:	\$625,000
Valuated PPSF:	\$530

*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:	41
Building inventory for sale:	15%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	7

## Market Information



Metropica North Tower 1:	\$545/sq. ft.	sunrise:	\$281/sq. ft.
sunrise:	\$281/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Metropica North Tower 1	16%
sunrise	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	133 days
sunrise	58 days
Broward	69 days

