

# Unit 1811 - Metropica North Tower 1

1811 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

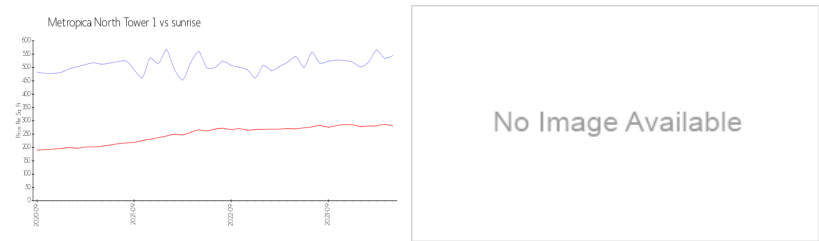
|                 |  |
|-----------------|--|
| MLS Number:     | A11587247                                  |
| Status:         | Pending                                    |
| Size:           | 990 Sq ft.                                 |
| Bedrooms:       | 2  |
| Full Bathrooms: | 2  |
| Half Bathrooms: |  |
| Parking Spaces: | Guest Parking,Street Parking,Valet Parking |
| View:           | Other View,Pool Area View                  |
| Rental Price:   | \$3,200                                    |
| List PPSF:      | \$3  |
| Valuated Price: | \$547,000                                  |
| Valuated PPSF:  | \$553                                      |

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: | 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  |

