

# Unit 2101 - Metropica North Tower 1

2101 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

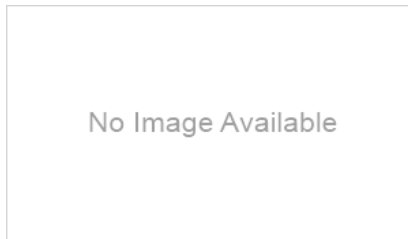
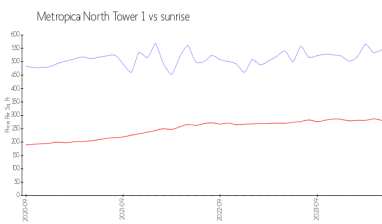
MLS Number: A11593140  
 Status: Active  
 Size: 1,384 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 Rental Price: \$4,450  
 List PPSF: \$3  
 Valuated Price: \$718,000  
 Valuated PPSF: \$569

*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

