

# Unit 804 - Metropica North Tower 1

804 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

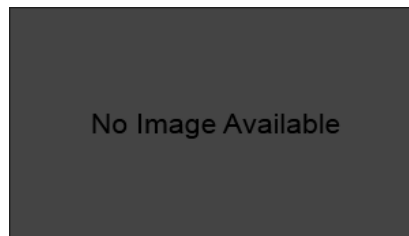
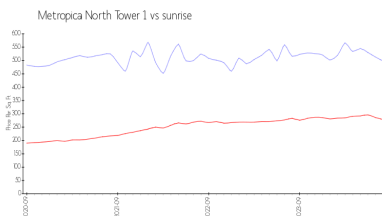
MLS Number:	A11599588
Status:	Active
Size:	968 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Guest Parking,Parking Garage,Valet Parking
View:	None
Rental Price:	\$3,300
List PPSF:	\$3
Valuated Price:	\$448,000
Valuated PPSF:	\$463

*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:	18
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	0

## Market Information



Metropica North Tower 1:	\$505/sq. ft.	sunrise:	\$279/sq. ft.
sunrise:	\$279/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	123 days
sunrise	63 days
Broward	72 days

