

Unit 1403 - Metropica North Tower 1

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

Unit Information

MLS Number: A11612607
 Status: Active
 Size: 1,179 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, 2 Or More Spaces, Assigned Parking
 View:
 List Price: \$740,000
 List PPSF: \$628
 Valuated Price: \$573,000
 Valuated PPSF: \$486

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.

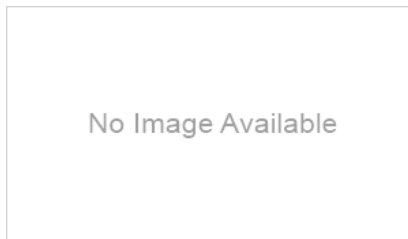
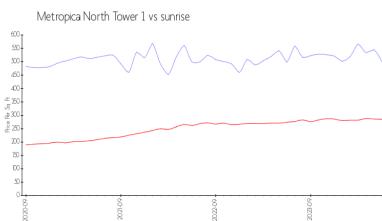
Building Information

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: 22
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1101	1,262 sq ft	May 2024	\$565,000	\$448
1705	702 sq ft	May 2024	\$338,000	\$481
1908	877 sq ft	May 2024	\$557,508	\$636
1511	1,086 sq ft	May 2024	\$588,000	\$541
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

Market Information



Metropica North Tower 1:	\$500/sq. ft.	sunrise:	\$285/sq. ft.
sunrise:	\$285/sq. ft.	Broward:	\$349/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: 136 days
 sunrise: 62 days
 Broward: 70 days

