

# Unit 2304 - Metropica North Tower 1

2304 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

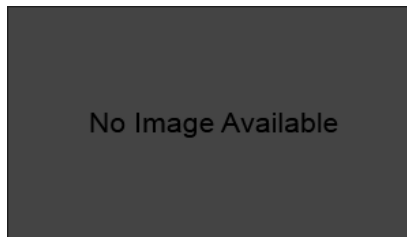
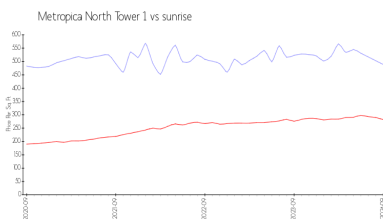
MLS Number:	A11643234
Status:	Active
Size:	977 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	Lagoon,Other View,Water View
Rental Price:	\$2,999
List PPSF:	\$3
Valuated Price:	\$509,000
Valuated PPSF:	\$521

*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:	44
Building inventory for sale:	16%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

## Market Information



Metropica North Tower 1:	\$489/sq. ft.	sunrise:	\$282/sq. ft.
sunrise:	\$282/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Metropica North Tower 1	17%
sunrise	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	128 days
sunrise	71 days
Broward	75 days

