

Unit 1611 - Metropica North Tower 1

1611 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number: A11670846
Status: Active
Size: 990 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms:
Parking Spaces: 1 Space,Assigned Parking,Covered Parking
View:
List Price: \$650,000
List PPSF: \$657
Valuated Price: \$481,000
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.

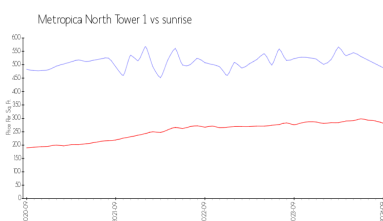
Building Information

Number of units: 263
Number of active listings for rent: 0
Number of active listings for sale: 47
Building inventory for sale: 17%
Number of sales over the last 12 months: 15
Number of sales over the last 6 months: 1
Number of sales over the last 3 months: 0

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



No Image Available

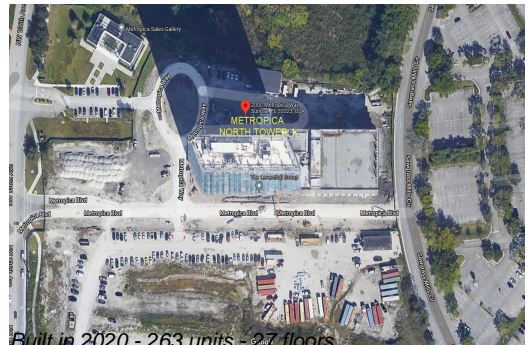
Metropica North Tower 1:	\$489/sq. ft.	sunrise:	\$282/sq. ft.
sunrise:	\$282/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Metropica North Tower 1	18%
sunrise	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	131 days
sunrise	69 days
Broward	74 days



Built in 2020 - 263 units - 27 floors