

# Unit 1603 - Metropica North Tower 1

1603 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

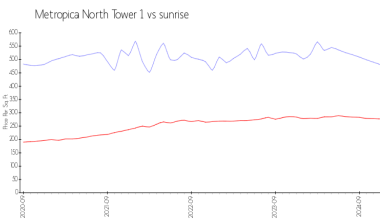
MLS Number: A11679753  
 Status: Rented  
 Size: 1,179 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Lake, Other View, Water View  
 Rental Price: \$3,450  
 List PPSF: \$3  
 Valuated Price: \$565,000  
 Valuated PPSF: \$479

*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: 11  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Market Information



Metropica North Tower 1:	\$483/sq. ft.	sunrise:	\$277/sq. ft.
sunrise:	\$277/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Metropica North Tower 1	17%
sunrise	4%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	118 days
sunrise	72 days
Broward	78 days

