

# Unit 1009 - Metropica North Tower 1

1009 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11683644  
 Status: Active  
 Size: 1,297 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Electric Vehicle Charging Station,Guest Parking

View:  
 List Price: \$595,000  
 List PPSF: \$459  
 Valuated Price: \$586,000  
 Valuated PPSF: \$452

*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.*

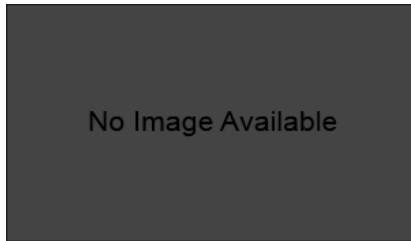
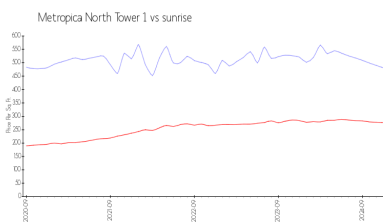
## Building Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,050 sq ft	Nov 2024	\$400,000	\$381
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

## 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

