

# Unit 1009 - Metropica North Tower 1

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

## Unit Information

MLS Number: A11683644  
 Status: Cancelled  
 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: \$531,000  
 Valuated PPSF: \$409

*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.*

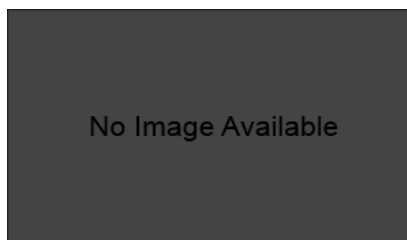
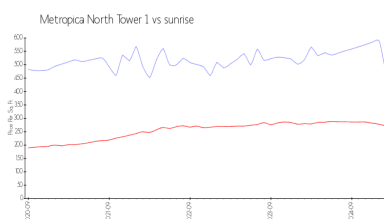
## Building Information

Number of units: 263  
 Number of active listings for rent: 0  
 Number of active listings for sale: 46  
 Building inventory for sale: 17%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1906	1,050 sq ft	Mar 2025	\$425,000	\$405
416	1,420 sq ft	Mar 2025	\$600,000	\$423
1106	1,150 sq ft	Feb 2025	\$400,000	\$348
1911	1,086 sq ft	Jan 2025	\$598,500	\$551
506	1,050 sq ft	Nov 2024	\$400,000	\$381

## Market Information



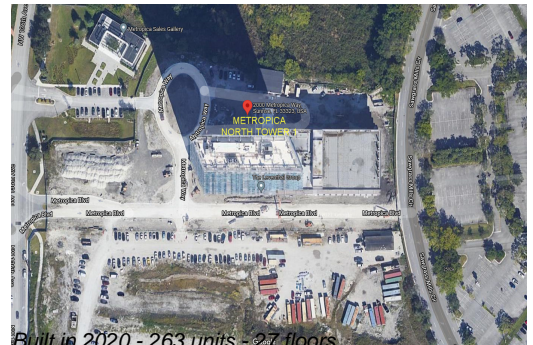
Metropica North Tower 1:	\$438/sq. ft.	sunrise:	\$267/sq. ft.
sunrise:	\$267/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	108 days
sunrise	76 days
Broward	83 days



Built in 2020 - 263 units - 27 floors