

# Unit 804 - Metropica North Tower 1

804 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11684439  
 Status: Active  
 Size: 968 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Electric Vehicle Charging Station,Guest Parking,Valet Parking

View:  
 List Price: \$530,000  
 List PPSF: \$548  
 Valuated Price: \$434,000  
 Valuated PPSF: \$448

*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.*

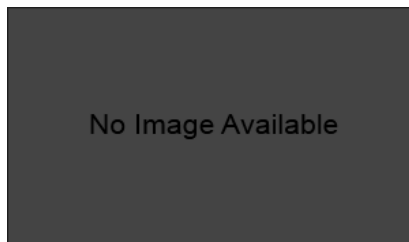
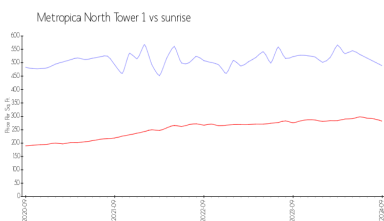
## Building Information

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



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

