

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.

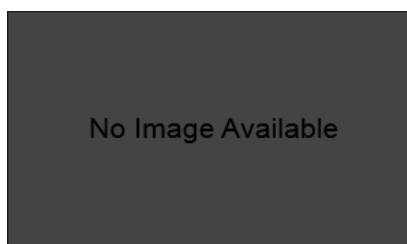
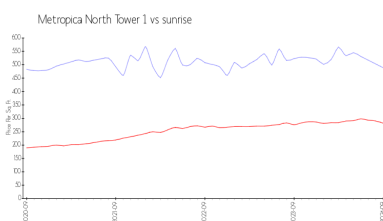
Building Information

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	70 days
Broward	74 days

