

Unit 903 - Metropica North Tower 1

903 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number: A11695499
 Status: Active
 Size: 0 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Covered Parking,Guest Parking
 View:
 List Price: \$816,327
 Valuated Price: \$534,000
 Valuated PPSF: \$453

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.

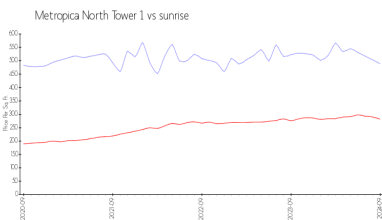
Building Information

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: 16
 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: | \$489/sq. ft. | sunrise: | \$282/sq. ft. |
| sunrise: | \$282/sq. ft. | Broward: | \$339/sq. ft. |

Inventory for Sale

| | |
|-------------------------|-----|
| Metropica North Tower 1 | 17% |
| sunrise | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|----------|
| Metropica North Tower 1 | 128 days |
| sunrise | 71 days |
| Broward | 75 days |

