

# 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.*

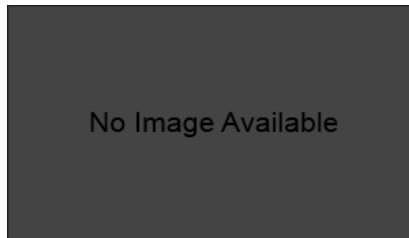
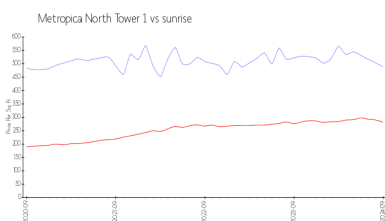
## Building Information

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

