

# Unit 1610 - Metropica North Tower 1

1610 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

MLS Number:	A11695560
Status:	Active
Size:	1,003 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$685,866
List PPSF:	\$684
Valuated Price:	\$481,000
Valuated PPSF:	\$480

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.

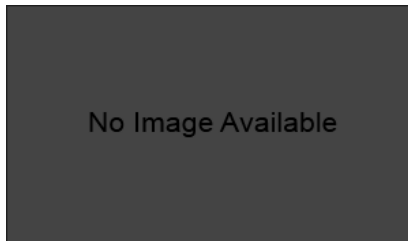
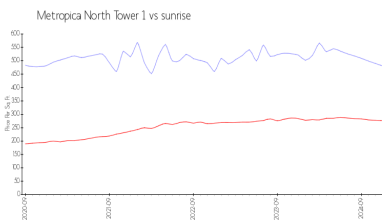
## Building Information

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:	11
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:	\$483/sq. ft.	sunrise:	\$277/sq. ft.
sunrise:	\$277/sq. ft.	Broward:	\$334/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	118 days
sunrise	70 days
Broward	78 days

