

Unit 1703 - Metropica North Tower 1

1703 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11695585
Status:	Cancelled
Size:	1,179 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Guest Parking
View:	
List Price:	\$818,750
List PPSF:	\$694
Valuated Price:	\$517,000
Valuated PPSF:	\$439

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.

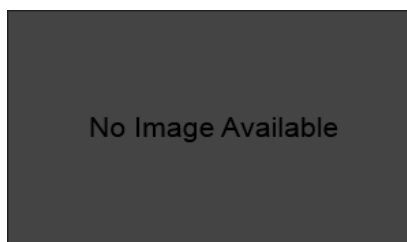
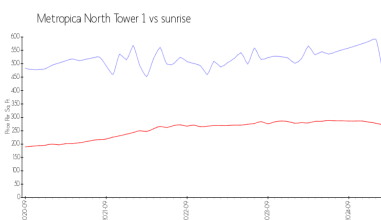
Building Information

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:	12
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1906	1,050 sq ft	Mar 2025	\$425,000	\$405
416	1,420 sq ft	Mar 2025	\$600,000	\$423
1106	1,150 sq ft	Feb 2025	\$400,000	\$348
1911	1,086 sq ft	Jan 2025	\$598,500	\$551
506	1,050 sq ft	Nov 2024	\$400,000	\$381

Market Information



Metropica North Tower 1:	\$438/sq. ft.	sunrise:	\$267/sq. ft.
sunrise:	\$267/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Metropica North Tower 1	18%
sunrise	4%
Broward	5%

Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	108 days
sunrise	76 days
Broward	83 days

