

# Unit 502 - Metropica North Tower 1

502 - 2000 Metropica Wy, Sunrise, FL, Broward 33323

## Unit Information

MLS Number: A11786552  
 Status: Active  
 Size: 1,026 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Guest Parking,Other Parking,Street Parking,Valet Parking

View:  
 List Price: \$427,000  
 List PPSF: \$416  
 Valuated Price: \$411,000  
 Valuated PPSF: \$401

*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.*

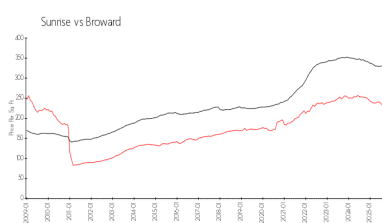
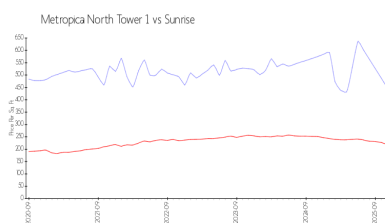
## Building Information

Number of units: 263  
 Number of active listings for rent: 0  
 Number of active listings for sale: 35  
 Building inventory for sale: 13%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2102	1,026 sq ft	Aug 2025	\$400,000	\$390
1002	1,026 sq ft	Jul 2025	\$385,000	\$375
808	847 sq ft	Jun 2025	\$495,000	\$584
1007	920 sq ft	May 2025	\$458,000	\$498
406	1,050 sq ft	Apr 2025	\$400,000	\$381

## Market Information



Metropica North Tower 1:	\$450/sq. ft.	Sunrise:	\$220/sq. ft.
Sunrise:	\$220/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Metropica North Tower 1	13%
Sunrise	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	61 days
Sunrise	80 days
Broward	88 days

