

Unit 1605 - Metropica North Tower 1

1605 - 2000 Metropica Wy, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11827682
Status: Active
Size: 702 Sq ft.
Bedrooms: 1
Full Bathrooms: 1
Half Bathrooms: 1
Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking

View:
List Price: \$325,900
List PPSF: \$464
Valuated Price: \$313,000
Valuated PPSF: \$446

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.

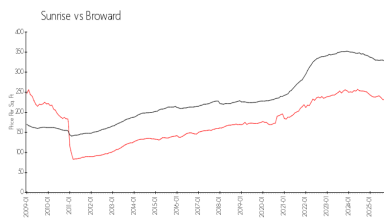
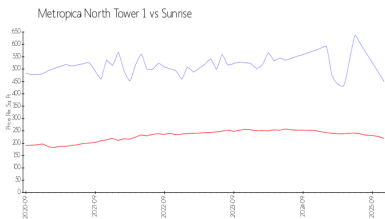
Building Information

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

