

Unit 1709 - Metropica North Tower 1

1709 - 2000 Metropica Wy, Sunrise, FL, Broward 33323

Unit Information

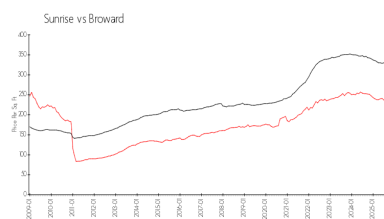
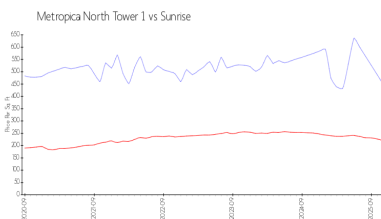
MLS Number: A11853070
 Status: Active
 Size: 1,297 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking, Guest Parking
 View: Other View, Tennis Court View
 Rental Price: \$4,000
 List PPSF: \$3
 Valuated Price: \$585,000
 Valuated PPSF: \$451

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: 3
 Number of sales over the last 3 months: 0

Market Information



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|--------------------------|---------------|----------|---------------|
| 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 | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

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

