

Unit 2509 - Metropica North Tower 1

2509 - 2000 Metropica Wy, Sunrise, FL, Broward 33323

Unit Information

MLS Number:	A11860103
Status:	Active
Size:	1,297 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Valet Parking
View:	
List Price:	\$830,000
List PPSF:	\$640
Valuated Price:	\$633,000
Valuated PPSF:	\$488

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.

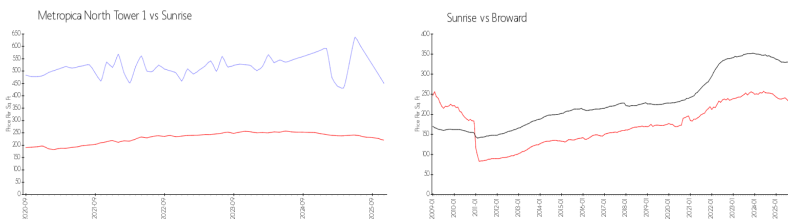
Building Information

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

