

Unit 408 - Metropica North Tower 1

408 - 2000 Metropica Wy, Sunrise, FL, Broward 33323

Unit Information

MLS Number: A11900253
 Status: Canceled
 Size: 513 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$250,000
 List PPSF: \$487
 Valuated Price: \$206,000
 Valuated PPSF: \$402

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.

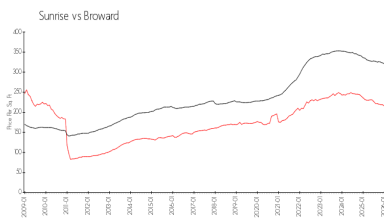
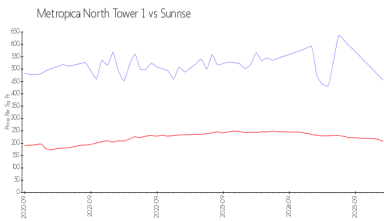
Building Information

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: 7
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2406	1,136 sq ft	Jan 2026	\$432,500	\$381
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

Market Information



Metropica North Tower 1:	\$455/sq. ft.	Sunrise:	\$208/sq. ft.
Sunrise:	\$208/sq. ft.	Broward:	\$306/sq. ft.

Inventory for Sale

Metropica North Tower 1: 13%
 Sunrise: 6%
 Broward: 6%

Avg. Time to Close Over Last 12 Months

Metropica North Tower 1: 60 days
 Sunrise: 87 days
 Broward: 89 days

