

Unit 216 - Metropica North Tower 1

216 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number:	F10450614
Status:	Active
Size:	1,420 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Lake
List Price:	\$847,477
List PPSF:	\$597
Valuated Price:	\$614,000
Valuated PPSF:	\$432



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.

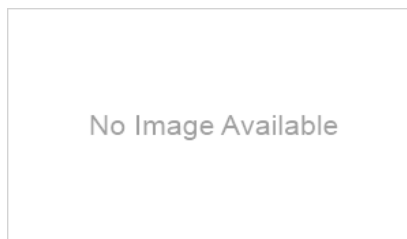
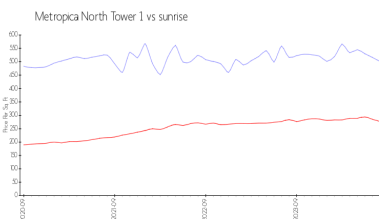
Building Information

Number of units:	263
Number of active listings for rent:	0
Number of active listings for sale:	44
Building inventory for sale:	16%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1101	1,262 sq ft	May 2024	\$565,000	\$448
1705	702 sq ft	May 2024	\$338,000	\$481
1908	877 sq ft	May 2024	\$557,508	\$636
1511	1,086 sq ft	May 2024	\$588,000	\$541
1501	1,262 sq ft	Apr 2024	\$595,000	\$471
2602	1,026 sq ft	Apr 2024	\$614,250	\$599
2306	1,026 sq ft	Apr 2024	\$645,750	\$629

Market Information



Metropica North Tower 1:	\$501/sq. ft.	sunrise:	\$277/sq. ft.
sunrise:	\$277/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Metropica North Tower 1	17%
sunrise	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	125 days
sunrise	62 days
Broward	72 days