

Unit 1007 - Metropica North Tower 1

1007 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number: F10462974
 Status: Active
 Size: 920 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking
 View: Garden View,Other View
 List Price: \$470,000
 List PPSF: \$511
 Valuated Price: \$416,000
 Valuated PPSF: \$452

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.

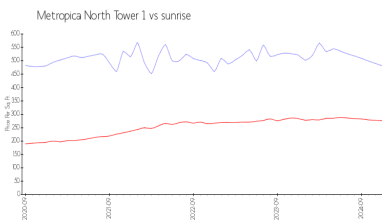
Building Information

Number of units: 263
 Number of active listings for rent: 0
 Number of active listings for sale: 43
 Building inventory for sale: 16%
 Number of sales over the last 12 months: 11
 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
506	1,050 sq ft	Nov 2024	\$400,000	\$381
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

Market Information



Metropica North Tower 1: \$483/sq. ft.
 sunrise: \$277/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Metropica North Tower 1: 16%
 sunrise: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Metropica North Tower 1: 118 days
 sunrise: 70 days
 Broward: 78 days



Built in 2020 - 263 units - 27 floors