

Unit PH09 - Metropica North Tower 1

PH09 - 2000 Metropica Wy, Sunrise, FL, Broward 33323

Unit Information

MLS Number: F10484599
 Status: Active
 Size: 1,588 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking
 View:
 List Price: \$1,460,000
 List PPSF: \$919
 Valuated Price: \$910,000
 Valuated PPSF: \$573

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.

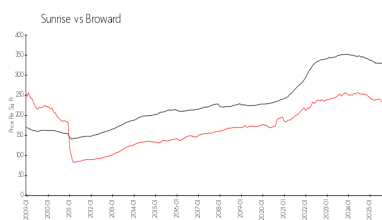
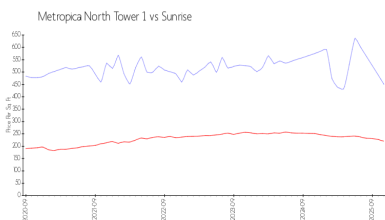
Building Information

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

