

Unit 1609 - Metropica North Tower 1

1609 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number: RX-10967643
 Status: Active
 Size: 1,830 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: 2+ Spaces,Assigned,Deeded,Under Building,Vehicle Restrictions
 View: City,Pool,Tennis
 List Price: \$754,900
 List PPSF: \$413
 Valuated Price: \$688,000
 Valuated PPSF: \$530

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.

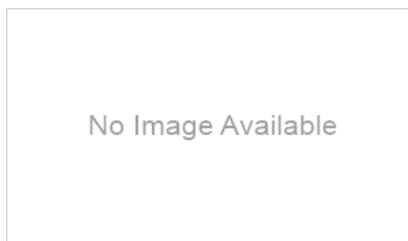
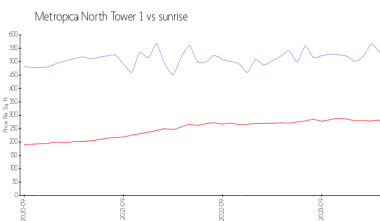
Building Information

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: 31
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 6

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
809	1,394 sq ft	Mar 2024	\$700,000	\$502
501	649 sq ft	Feb 2024	\$329,000	\$507
1506	1,050 sq ft	Feb 2024	\$485,000	\$462

Market Information



Metropica North Tower 1:	\$534/sq. ft.	sunrise:	\$282/sq. ft.
sunrise:	\$282/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Metropica North Tower 1	16%
sunrise	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	110 days
sunrise	55 days
Broward	66 days

