

Unit 2607 - Metropica North Tower 1

2607 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number: RX-11013299
 Status: Active
 Size: 920 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage - Building
 View:
 List Price: \$590,000
 List PPSF: \$641
 Valuated Price: \$494,000
 Valuated PPSF: \$537

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.

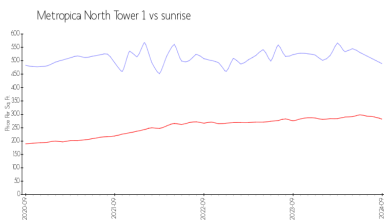
Building Information

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: 16
 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:	\$489/sq. ft.	sunrise:	\$282/sq. ft.
sunrise:	\$282/sq. ft.	Broward:	\$339/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: 128 days
 sunrise: 71 days
 Broward: 75 days

