

# Unit 2605 - Metropica North Tower 1

2605 - 2000 Metropica Wy, sunrise, FL, Broward 33323

## Unit Information

MLS Number:	A11573033
Status:	Active
Size:	702 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$400,000
List PPSF:	\$570
Valuated Price:	\$407,000
Valuated PPSF:	\$580

*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.*

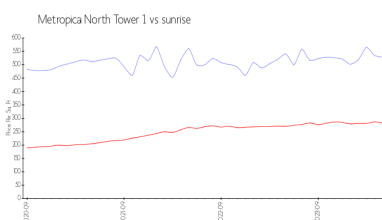
## Building Information

Number of units:	263
Number of active listings for rent:	0
Number of active listings for sale:	36
Building inventory for sale:	13%
Number of sales over the last 12 months:	29
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	7

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1101	1,262 sq ft	May 2024	\$565,000	\$448
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



No Image Available

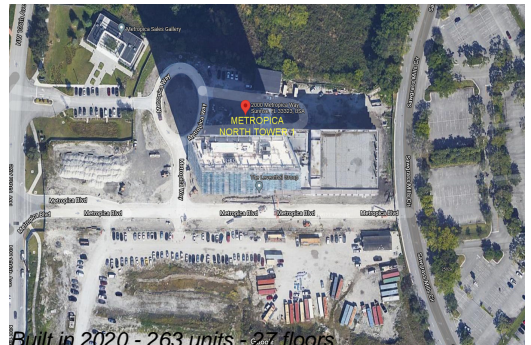
Metropica North Tower 1:	\$529/sq. ft.	sunrise:	\$281/sq. ft.
sunrise:	\$281/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Metropica North Tower 1	14%
sunrise	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	128 days
sunrise	59 days
Broward	68 days



Built in 2020 - 263 units - 27 floors