

# 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.*

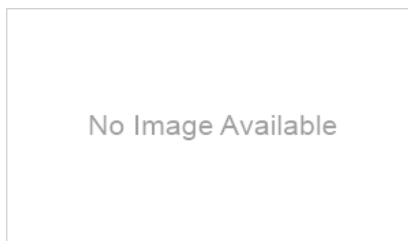
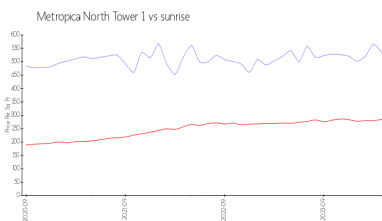
## Building Information

Number of units: 263  
 Number of active listings for rent: 0  
 Number of active listings for sale: 39  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 29  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 5

## 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:	\$285/sq. ft.
sunrise:	\$285/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Metropica North Tower 1	15%
sunrise	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Metropica North Tower 1	112 days
sunrise	56 days
Broward	67 days

