

Unit 1106 - Metropica North Tower 1

1106 - 2000 Metropica Wy, sunrise, FL, Broward 33323

Unit Information

MLS Number: F10401296
 Status: Active
 Size: 1,179 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View: Other View
 List Price: \$476,000
 List PPSF: \$404
 Valuated Price: \$530,000
 Valuated PPSF: \$505

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.

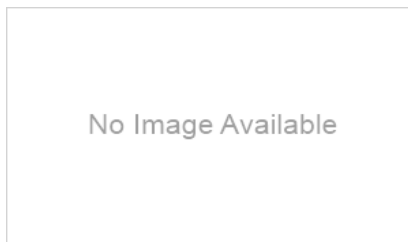
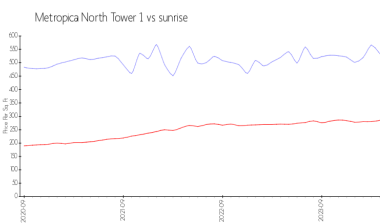
Building Information

Number of units: 263
 Number of active listings for rent: 0
 Number of active listings for sale: 37
 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: 14%
 sunrise: 3%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

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

