

# Unit 4235 N University Dr # 211 - Springcrest 4205-4215-4235-4255

4235 N University Dr # 211 - 4205 N University Dr, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	A11475376
Status:	Active
Size:	944 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$240,000
List PPSF:	\$254
Valuated Price:	\$193,000
Valuated PPSF:	\$204

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

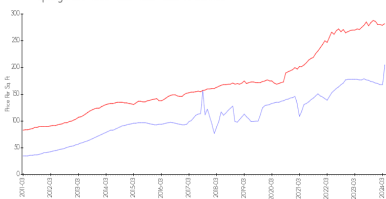
Number of units:	168
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Recent Sales

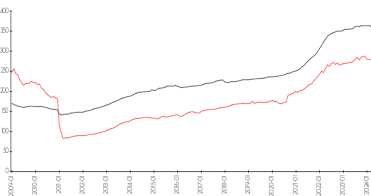
Unit #	Size	Closing Date	Sale Price	PPSF
315	944 sq ft	Apr 2024	\$195,000	\$207
106	1,252 sq ft	Mar 2024	\$200,000	\$160
102	1,252 sq ft	Feb 2024	\$208,000	\$166
109	830 sq ft	Oct 2023	\$170,000	\$205
211	944 sq ft	Oct 2023	\$216,000	\$229

## Market Information

Springcrest 4205-4215-4235-4255 vs Sunrise



Sunrise vs Broward



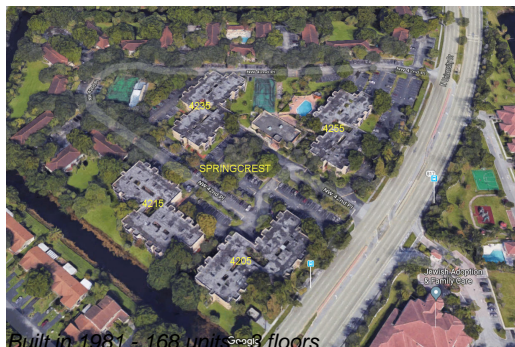
Springcrest 4205-4215-4235-4255:	\$205/sq. ft.	Sunrise:	\$282/sq. ft.
Sunrise:	\$282/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Springcrest 4205-4215-4235-4255	4%
Sunrise	3%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Springcrest 4205-4215-4235-4255	80 days
Sunrise	55 days
Broward	66 days



Built in 1981 - 168 units - 3 floors