

# Unit 4235 N University Dr # 104 - Springcrest 4205-4215-4235-4255

4235 N University Dr # 104 - 4205 N University Dr, Sunrise, FL, Broward 33351

## Unit Information

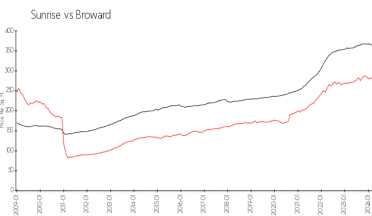
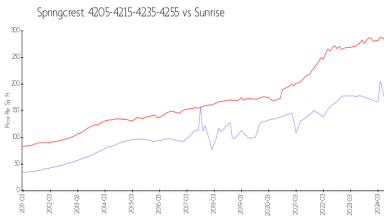
MLS Number:	A11600369
Status:	Active
Size:	944 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
Rental Price:	\$2,000
List PPSF:	\$2
Valuated Price:	\$161,000
Valuated PPSF:	\$171

*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:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Market Information



Springcrest 4205-4215-4235-4255:	\$172/sq. ft.	Sunrise:	\$285/sq. ft.
Sunrise:	\$285/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Springcrest 4205-4215-4235-4255	5%
Sunrise	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Springcrest 4205-4215-4235-4255	73 days
Sunrise	62 days
Broward	70 days

