

Unit 4255 N University Dr # 205 - Springcrest 4205-4215-4235-4255

4255 N University Dr # 205 - 4205 N University Dr, Sunrise, FL, Broward 33351

Unit Information

MLS Number:	A11672176
Status:	Active
Size:	944 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Assigned Parking,Guest Parking
View:	
List Price:	\$199,000
List PPSF:	\$211
Valuated Price:	\$164,000
Valuated PPSF:	\$174

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

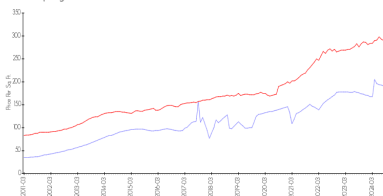
Number of units:	168
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	5%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Recent Sales

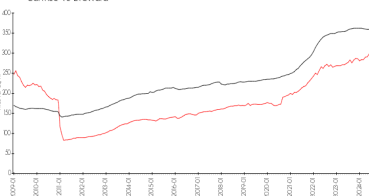
Unit #	Size	Closing Date	Sale Price	PPSF
201	944 sq ft	Aug 2024	\$180,000	\$191
106	1,252 sq ft	Jun 2024	\$195,000	\$156
315	944 sq ft	Apr 2024	\$195,000	\$207
106	1,252 sq ft	Mar 2024	\$200,000	\$160
102	1,252 sq ft	Feb 2024	\$208,000	\$166

Market Information

Springcrest 4205-4215-4235-4255 vs Sunrise



Sunrise vs Broward



Springcrest 4205-4215-4235-4255: \$174/sq. ft.

Sunrise: \$282/sq. ft.

Sunrise: \$282/sq. ft.

Broward: \$339/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Springcrest 4205-4215-4235-4255	64 days
Sunrise	71 days
Broward	75 days

