

# Unit 4235 N University Dr # 115 - Springcrest 4205-4215-4235-4255

4235 N University Dr # 115 - 4205 N University Dr, Sunrise, FL, Broward 33351

## Unit Information

MLS Number: A11797787  
Status: Active  
Size: 944 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 1 Space  
View:  
List Price: \$188,000  
List PPSF: \$199  
Valuated Price: \$149,000  
Valuated PPSF: \$158

*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.*

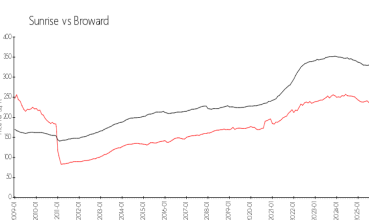
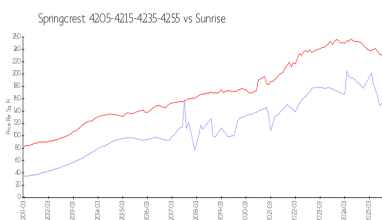
## Building Information

Number of units: 168  
Number of active listings for rent: 0  
Number of active listings for sale: 6  
Building inventory for sale: 3%  
Number of sales over the last 12 months: 8  
Number of sales over the last 6 months: 5  
Number of sales over the last 3 months: 2

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	944 sq ft	Oct 2025	\$160,000	\$169
110	830 sq ft	Oct 2025	\$115,000	\$139
110	830 sq ft	Aug 2025	\$130,000	\$157
214	1,252 sq ft	Aug 2025	\$175,000	\$140
310	830 sq ft	Aug 2025	\$125,000	\$151

## Market Information



Springcrest 4205-4215-4235-4255: \$160/sq. ft.  
Sunrise: \$220/sq. ft.

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Broward: \$311/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Springcrest 4205-4215-4235-4255: 88 days  
Sunrise: 80 days  
Broward: 88 days

