

# Unit 4255 N University Dr # 214 - Springcrest 4205-4215-4235-4255

4255 N University Dr # 214 - 4205 N University Dr, Sunrise, FL, Broward 33351

## Unit Information

MLS Number:	F10442582
Status:	Active
Size:	1,252 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View
List Price:	\$219,000
List PPSF:	\$175
Valuated Price:	\$216,000
Valuated PPSF:	\$173

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

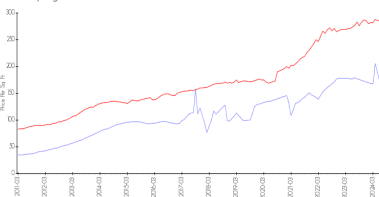
Number of units:	168
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

## Recent Sales

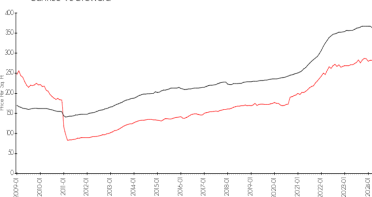
Unit #	Size	Closing Date	Sale Price	PPSF
106	1,252 sq ft	Jun 2024	\$195,000	\$156
315	944 sq ft	Apr 2024	\$195,000	\$207
106	1,252 sq ft	Mar 2024	\$200,000	\$160
102	1,252 sq ft	Feb 2024	\$208,000	\$166
109	830 sq ft	Oct 2023	\$170,000	\$205
211	944 sq ft	Oct 2023	\$216,000	\$229

## Market Information

Springcrest 4205-4215-4235-4255 vs Sunrise



Sunrise vs Broward



Springcrest 4205-4215-4235-4255: \$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

