

# 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: | \$168,000                       |
| Valuated PPSF:  | \$178                           |

*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

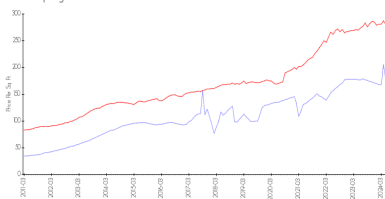
|  |     |
|--|-----|
| Number of units:                         | 168 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 2   |

## Recent Sales

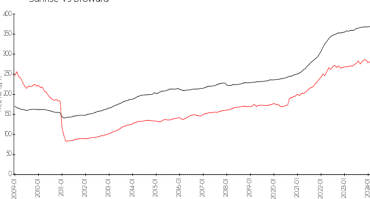
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 315    | 944 sq ft   | Apr 2024     | \$195,000  | \$207 |
| 106    | 1,252 sq ft | Mar 2024     | \$200,000  | \$160 |
| 102    | 1,252 sq ft | Feb 2024     | \$208,000  | \$166 |
| 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: \$178/sq. ft.

5-4235-4255:

Sunrise: \$281/sq. ft.

Sunrise: \$281/sq. ft.

Broward: \$350/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|                                 |         |
|---------------------------------|---------|
| Springcrest 4205-4215-4235-4255 | 79 days |
| Sunrise                         | 59 days |
| Broward                         | 68 days |

