

# Unit 7200 Radice Ct # 204 - Environ Towers

7200 Radice Ct # 204 - 7100 Radice Ct, Lauderhill, FL, Broward 33319

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10417258                              |
| Status:         | Active                                 |
| Size:           | 1,384 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Garden View                            |
| List Price:     | \$269,000                              |
| List PPSF:      | \$194                                  |
| Valuated Price: | \$193,000                              |
| Valuated PPSF:  | \$139                                  |

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:                         | 272 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 17  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 5   |

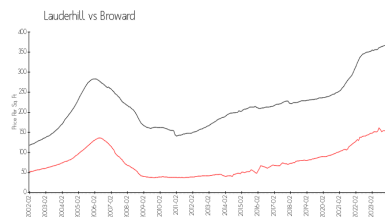
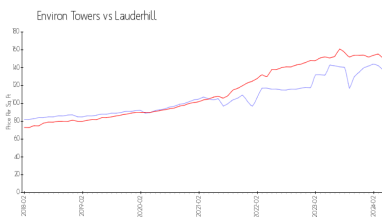
## Building Association Information

Environ Towers A Condo Association  
7200 Radice Court Apartment 301 Lauderhill, FL 33319  
(954) 733-2637

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 401    | 1,972 sq ft | Apr 2024     | \$240,000  | \$122 |
| 805    | 1,149 sq ft | Apr 2024     | \$180,000  | \$157 |
| 602    | 1,407 sq ft | Mar 2024     | \$160,000  | \$114 |
| 601    | 1,954 sq ft | Mar 2024     | \$315,000  | \$161 |
| 403    | 1,607 sq ft | Feb 2024     | \$240,000  | \$149 |

## Market Information



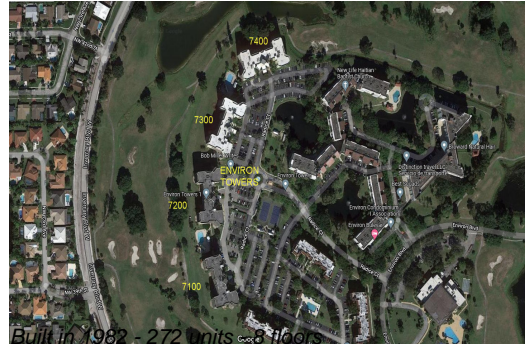
Environ Towers: \$137/sq. ft.  
Lauderhill: \$150/sq. ft.

Lauderhill: \$150/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

|                |    |
|----------------|----|
| Environ Towers | 6% |
| Lauderhill     | 5% |
| Broward        | 4% |

## Avg. Time to Close Over Last 12 Months



Environ Towers  
Lauderhill  
Broward

52 days  
74 days  
67 days