

# Unit 7400 Radice Ct # 609 - Environ Towers

7400 Radice Ct # 609 - 7100 Radice Ct, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: A11580634  
 Status: Active  
 Size: 1,972 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking  
 View:  
 List Price: \$360,000  
 List PPSF: \$183  
 Valuated Price: \$283,000  
 Valuated PPSF: \$144

*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: 21  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

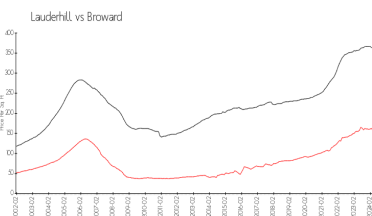
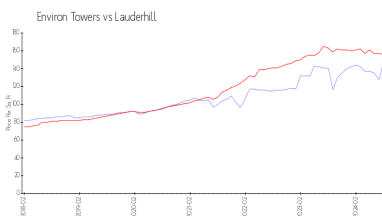
## Building Association Information

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
805	1,149 sq ft	Aug 2024	\$185,000	\$161
205	1,149 sq ft	Jul 2024	\$150,000	\$131
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

## Market Information

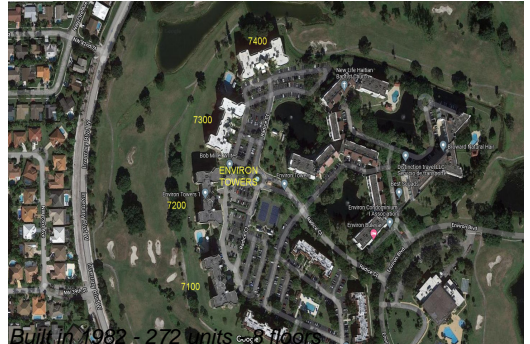


Environ Towers: \$149/sq. ft.  
 Lauderhill: \$156/sq. ft.

Lauderhill: \$156/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Environ Towers 8%  
 Lauderhill 5%  
 Broward 4%



**Avg. Time to Close Over Last 12 Months**

Environ Towers	50 days
Lauderhill	75 days
Broward	72 days