

Unit 7400 Radice Ct # 402 - Environ Towers

7400 Radice Ct # 402 - 7100 Radice Ct, Lauderhill, FL, Broward 33319

Unit Information

MLS Number: A11603123
 Status: Active
 Size: 1,407 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Deeded Parking
 View:
 List Price: \$259,500
 List PPSF: \$184
 Valuated Price: \$198,000
 Valuated PPSF: \$141

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

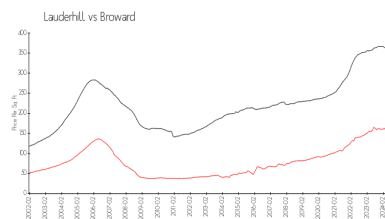
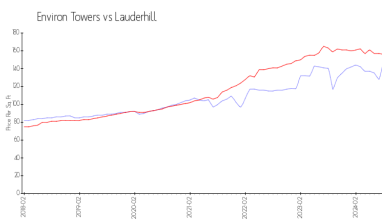
Building Association Information

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

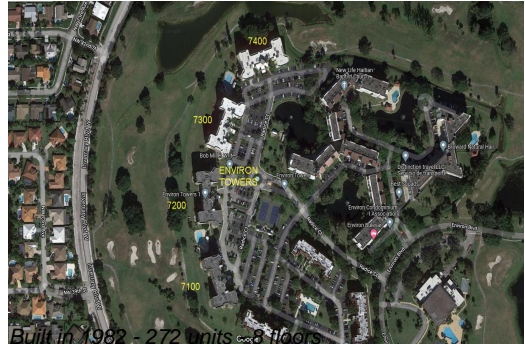


Environ Towers: \$149/sq. ft.
 Lauderhill: \$156/sq. ft.

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