

# Unit 117 - Environ 1-8 phase 2

117 - 7080 Environ Blvd, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: A11615706  
 Status: Active  
 Size: 1,100 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking  
 View:  
 List Price: \$140,000  
 List PPSF: \$127  
 Valuated Price: \$119,000  
 Valuated PPSF: \$108

*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: 408  
 Number of active listings for rent: 0  
 Number of active listings for sale: 24  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

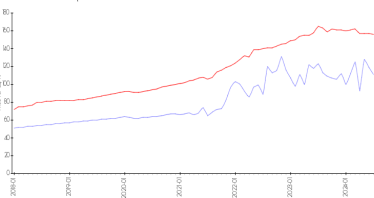
Environ Condominium Phase II  
 Address: 3721 Environ Blvd,  
 Lauderhill, FL 33319,  
 Phone: +1 954-484-9580

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
349	1,060 sq ft	Jun 2024	\$135,000	\$127
556	1,483 sq ft	Apr 2024	\$140,000	\$94
265	1,100 sq ft	Mar 2024	\$135,000	\$123
665	1,100 sq ft	Jan 2024	\$112,000	\$102
252	1,296 sq ft	Dec 2023	\$117,000	\$90

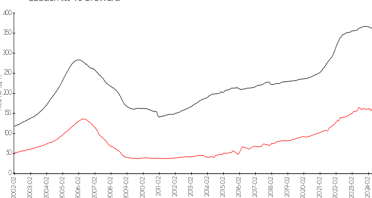
## Market Information

Environ 1-8 phase 2 vs Lauderhill



Environ 1-8 phase 2: \$111/sq. ft.  
 Lauderhill: \$156/sq. ft.

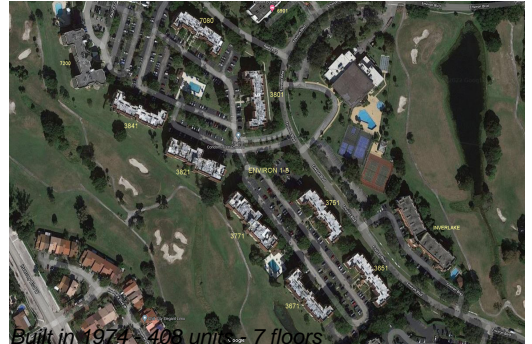
Lauderhill vs Broward



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

## Inventory for Sale

Environ 1-8 phase 2: 6%  
 Lauderhill: 5%  
 Broward: 4%



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

Environ 1-8 phase 2	186 days
Lauderhill	75 days
Broward	72 days