

# Unit 263 - Environ 1-8 phase 2

263 - 7080 Environ Blvd, Lauderhill, FL, Broward 33319

## Unit Information

MLS Number: A11701871  
 Status: Active  
 Size: 1,483 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Deeded Parking, Guest Parking  
 View:  
 List Price: \$130,000  
 List PPSF: \$88  
 Valuated Price: \$146,000  
 Valuated PPSF: \$98

*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: 36  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

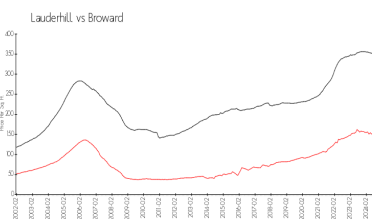
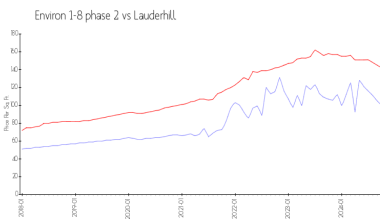
## Building Association Information

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
563	1,483 sq ft	Nov 2024	\$150,000	\$101
165	1,100 sq ft	Sep 2024	\$150,000	\$136
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

## Market Information



Environ 1-8 phase 2: \$100/sq. ft.  
 Lauderhill: \$142/sq. ft.

Lauderhill: \$142/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Environ 1-8 phase 2: 9%  
 Lauderhill: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Environ 1-8 phase 2: 223 days



Lauderhill  
Broward

82 days  
76 days