

# 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:	35
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

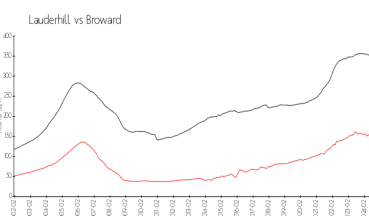
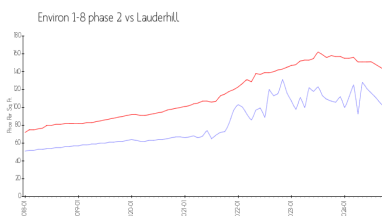
## Building Association Information

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



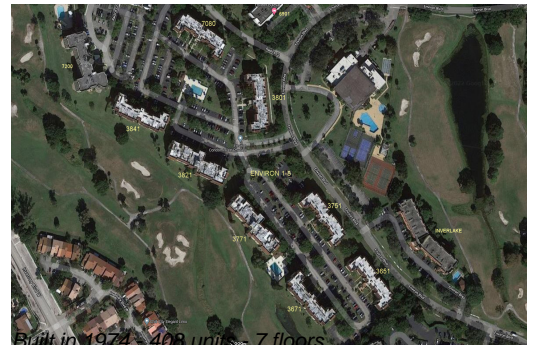
Environ 1-8 phase 2:	\$100/sq. ft.	Lauderhill:	\$142/sq. ft.
Lauderhill:	\$142/sq. ft.	Broward:	\$334/sq. ft.

## 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
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Lauderhill  
Broward

82 days  
76 days