

Unit 710 - Environ 1-8 phase 2

710 - 7080 Environ Blvd, Lauderhill, FL, Broward 33319

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | F10418185 |
| Status: | Active |
| Size: | 780 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space,Guest Parking |
| View: | Other View |
| List Price: | \$115,000 |
| List PPSF: | \$147 |
| Valuated Price: | \$95,000 |
| Valuated PPSF: | \$122 |

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: | 22 |
| Building inventory for sale: | 5% |
| Number of sales over the last 12 months: | 14 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

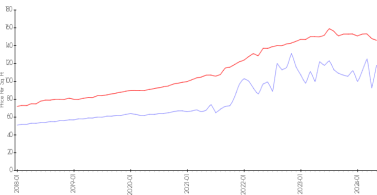
Environ Condominium Phase II
 Address: 3721 Environ Blvd,
 Lauderhill, FL 33319,
 Phone: +1 954-484-9580

Recent Sales

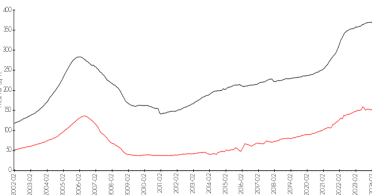
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 349 | 1,060 sq ft | Jun 2024 | \$135,000 | \$127 |
| 556 | 1,483 sq ft | Apr 2024 | \$140,000 | \$94 |
| 265 | 1,100 sq ft | Mar 2024 | \$135,000 | \$123 |
| 665 | 1,100 sq ft | Jan 2024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

Market Information

Environ 1-8 phase 2 vs Lauderhill



Lauderhill vs Broward

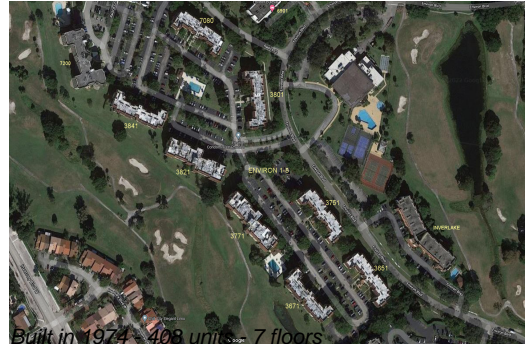


Environ 1-8 phase 2: \$118/sq. ft.
 Lauderhill: \$146/sq. ft.

Lauderhill: \$146/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

| | |
|---------------------|----|
| Environ 1-8 phase 2 | 5% |
| Lauderhill | 5% |
| Broward | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------------|----------|
| Environ 1-8 phase 2 | 155 days |
| Lauderhill | 76 days |
| Broward | 69 days |