

Unit 7200 Radice Ct # 104 - Environ Towers

7200 Radice Ct # 104 - 7100 Radice Ct, Lauderhill, FL, Broward 33319

Unit Information

| | |
|-----------------|--------------------------------|
| MLS Number: | F10458934 |
| Status: | Active |
| Size: | 1,384 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View: | Garden View,Golf View |
| List Price: | \$234,900 |
| List PPSF: | \$170 |
| Valuated Price: | \$174,000 |
| Valuated PPSF: | \$126 |

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: | 29 |
| Building inventory for sale: | 10% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

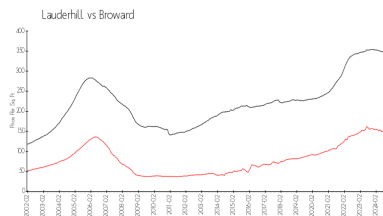
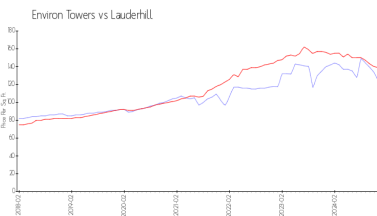
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 703 | 1,513 sq ft | Dec 2024 | \$200,000 | \$132 |
| 404 | 1,384 sq ft | Dec 2024 | \$185,000 | \$134 |
| 205 | 1,149 sq ft | Nov 2024 | \$156,000 | \$136 |
| 805 | 1,149 sq ft | Aug 2024 | \$185,000 | \$161 |
| 205 | 1,149 sq ft | Jul 2024 | \$150,000 | \$131 |

Market Information



Environ Towers: \$125/sq. ft.
Lauderhill: \$139/sq. ft.

Lauderhill: \$139/sq. ft.
Broward: \$334/sq. ft.

Inventory for Sale

| | |
|----------------|-----|
| Environ Towers | 11% |
| Lauderhill | 6% |
| Broward | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------|---------|
| Environ Towers | 89 days |
| Lauderhill | 80 days |
| Broward | 78 days |

