

# Unit 401 - La Cascade

401 - 615 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: RX-10942553  
 Status: Active Under Contract  
 Size: 2,274 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2+ Spaces, Garage - Building  
 View: City, Intracoastal  
 List Price: \$1,190,000  
 List PPSF: \$523  
 Valuated Price: \$1,500,000  
 Valuated PPSF: \$660

*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.*

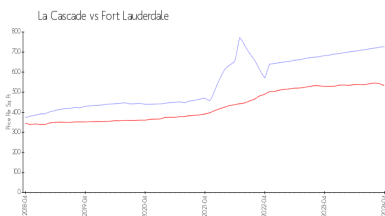
## Building Information

Number of units: 22  
 Number of active listings for rent: 0  
 Number of active listings for sale: 5  
 Building inventory for sale: 22%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

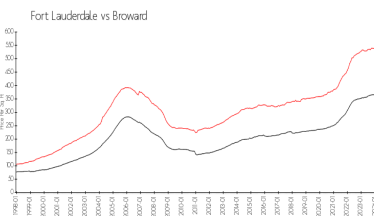
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
103	2,526 sq ft	Feb 2024	\$1,950,000	\$772

## Market Information



La Cascade: \$727/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.



Fort Lauderdale: \$533/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

La Cascade: 23%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

La Cascade: 121 days  
 Fort Lauderdale: 76 days  
 Broward: 67 days

