

# Unit 7760 NW 50th St # 401 - Cascades of Lauderhill (7710 - 7900)

7760 NW 50th St # 401 - 7900 NW 50 St, Lauderdale, FL, Broward 33351

## Unit Information

MLS Number:	A11443261
Status:	Active
Size:	1,040 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$215,000
List PPSF:	\$207
Valuated Price:	\$226,000
Valuated PPSF:	\$217

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:	492
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

## Building Association Information

Campbell Property Management - Emergencies (954) 739-1600  
 Property Manager (954) 739-1600  
 thenry@campbellproperty.com  
 On-Site Office (954) 741-5316  
 cascadesoflaudherhill@gmail.com

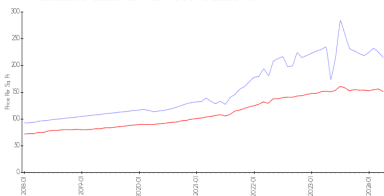
<https://www.cascadesoflaudherhill.com/>

## Recent Sales

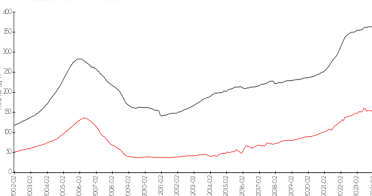
Unit #	Size	Closing Date	Sale Price	PPSF
108	1,040 sq ft	Apr 2024	\$240,000	\$231
102	1,040 sq ft	Apr 2024	\$215,000	\$207
301	941 sq ft	Apr 2024	\$210,000	\$223
103	956 sq ft	Feb 2024	\$230,000	\$241
109	1,040 sq ft	Feb 2024	\$221,000	\$213
307	1,040 sq ft	Feb 2024	\$228,000	\$219

## Market Information

Cascades of Lauderdale (7710 - 7900) vs Lauderdale



Lauderhill vs Broward



Cascades of Lauderdale (7710 - 7900): \$215/sq. ft.

Lauderhill: \$151/sq. ft.

Lauderhill: \$151/sq. ft.

Broward: \$348/sq. ft.



### **Inventory for Sale**

Cascades of Lauderhill (7710 - 7900)	1%
Lauderhill	4%
Broward	3%

### **Avg. Time to Close Over Last 12 Months**

Cascades of Lauderhill (7710 - 7900)	58 days
Lauderhill	75 days
Broward	66 days