

Unit 7840 NW 50th St # 205 - Cascades of Lauderhill (7710 - 7900)

7840 NW 50th St # 205 - 7900 NW 50 St, Lauderdale, FL, Broward 33351

Unit Information

MLS Number: A11560385
 Status: Active
 Size: 1,040 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$255,000
 List PPSF: \$245
 Valuated Price: \$222,000
 Valuated PPSF: \$213

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
 cascadesoflauderdale@gmail.com

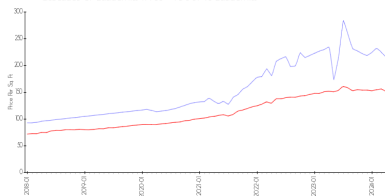
<https://www.cascadesoflauderdale.com/>

Recent Sales

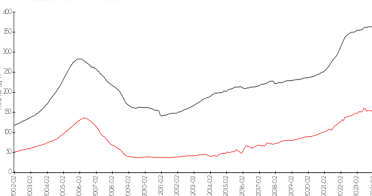
Unit #	Size	Closing Date	Sale Price	PPSF
108	1,040 sq ft	Apr 2024	\$240,000	\$231
102	1,040 sq ft	Apr 2024	\$215,000	\$207
301	941 sq ft	Apr 2024	\$210,000	\$223
103	956 sq ft	Feb 2024	\$230,000	\$241
109	1,040 sq ft	Feb 2024	\$221,000	\$213
307	1,040 sq ft	Feb 2024	\$228,000	\$219

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