

Unit 17 - Cascade at Holly Heights

17 - 1423 Holly Heights Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	A11596036
Status:	Active
Size:	585 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$225,000
List PPSF:	\$385
Valuated Price:	\$233,000
Valuated PPSF:	\$398

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

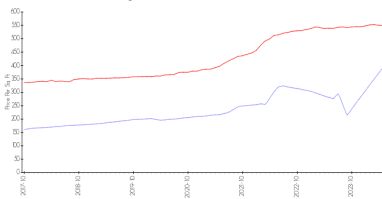
Number of units:	22
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	4%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

Recent Sales

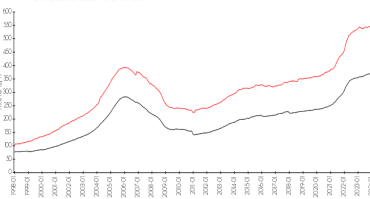
Unit #	Size	Closing Date	Sale Price	PPSF
15	1,032 sq ft	Sep 2023	\$223,550	\$217
21	585 sq ft	Jul 2023	\$173,000	\$296

Market Information

Cascade at Holly Heights vs Fort Lauderdale



Fort Lauderdale vs Broward



Cascade at Holly Heights:	\$396/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Cascade at Holly Heights	5%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cascade at Holly Heights	52 days
Fort Lauderdale	80 days
Broward	69 days

