

Unit 7760 NW 50th St # 305 - Cascades of Lauderhill (7710 - 7900)

7760 NW 50th St # 305 - 7900 NW 50 St, Lauderhill, FL, Broward 33351

Unit Information

MLS Number: A11697747
 Status: Active
 Size: 1,040 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View:
 List Price: \$225,000
 List PPSF: \$216
 Valuated Price: \$219,000
 Valuated PPSF: \$211

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: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

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

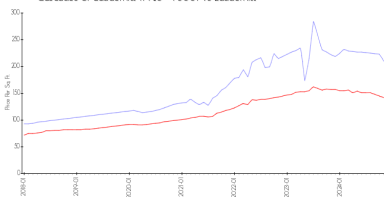
<https://www.cascadesoflauderhill.com/>

Recent Sales

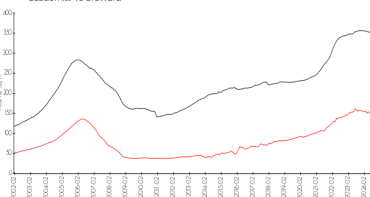
Unit #	Size	Closing Date	Sale Price	PPSF
105	1,040 sq ft	Oct 2024	\$210,000	\$202
205	796 sq ft	Sep 2024	\$190,000	\$239
301	956 sq ft	Sep 2024	\$210,000	\$220
401	1,040 sq ft	Jun 2024	\$208,000	\$200
210	1,040 sq ft	May 2024	\$210,000	\$202

Market Information

Cascades of Lauderhill (7710 - 7900) vs Lauderhill



Lauderhill vs Broward



Cascades of Lauderhill (7710 - 7900):	\$210/sq. ft.	Lauderhill:	\$142/sq. ft.
Lauderhill:	\$142/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale



Cascades of Lauderdale (7710 - 7900)	2%
Lauderhill	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Cascades of Lauderdale (7710 - 7900)	69 days
Lauderhill	82 days
Broward	76 days