Unit 17 - Cascade at Holly Heights

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

Built in 2006 - 22 units - 2 floors

Unit Information

MLS Number:	A11939715
Status:	Active
Size:	585 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	$185,000
List PPSF:	$316
Valuated Price:	$160,000
Valuated PPSF:	$274

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:	3
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
14	702 sq ft	Apr 2025	$185,000	$264
3	710 sq ft	Apr 2025	$190,000	$268
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14	702 sq ft	Apr 2025	$185,000	$264
#2	585 sq ft	Mar 2025	$185,000	$316
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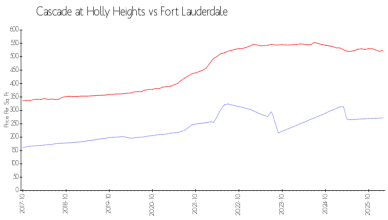
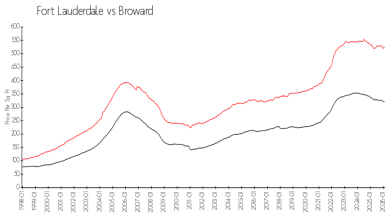
Market Information





Cascade at Holly Heights:	$272/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Cascade at Holly Heights	23%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months

Cascade at Holly Heights	35 days
Fort Lauderdale	102 days
Broward	89 days