

# Unit 19 - Cascade at Holly Heights

19 - 1423 Holly Heights Dr, Fort Lauderdale, FL, Broward 33304

## Unit Information

MLS Number: A11957554  
 Status: Active  
 Size: 745 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$245,000  
 List PPSF: \$329  
 Valuated Price: \$203,000  
 Valuated PPSF: \$272

*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.*

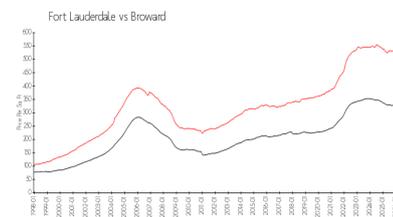
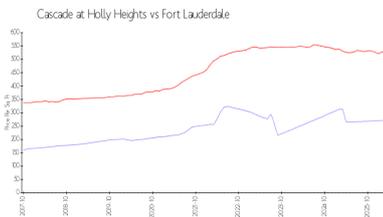
## Building Information

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: 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
14	702 sq ft	Apr 2025	\$185,000	\$264
3	710 sq ft	Apr 2025	\$190,000	\$268

## Market Information



Cascade at Holly Heights:	\$272/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/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: 57 days  
 Fort Lauderdale: 103 days  
 Broward: 89 days

