

Unit 18 - Cascade at Holly Heights

18 - 1423 Holly Heights Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: A11967516
 Status: Active
 Size: 719 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$220,000
 List PPSF: \$306
 Valuated Price: \$196,000
 Valuated PPSF: \$273

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.

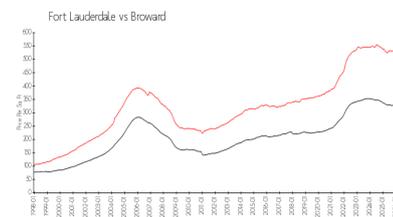
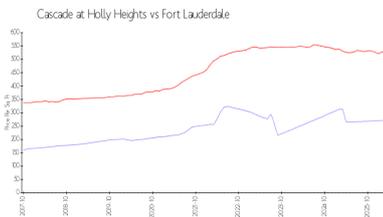
Building Information

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

