

Unit 7760 NW 50th St # 402 - Cascades of Lauderhill (7710 - 7900)

7760 NW 50th St # 402 - 7900 NW 50 St, Lauderdale, FL, Broward 33351

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10430425 |
| Status: | Active |
| Size: | 1,040 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Canal,Other View |
| List Price: | \$239,900 |
| List PPSF: | \$231 |
| Valuated Price: | \$226,000 |
| Valuated PPSF: | \$217 |

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

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|--|-----|
| Number of units: | 492 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 7 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 17 |
| Number of sales over the last 6 months: | 10 |
| Number of sales over the last 3 months: | 6 |

Building Association Information

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

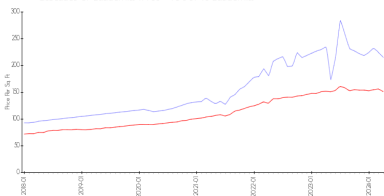
<https://www.cascadesoflaudherhill.com/>

Recent Sales

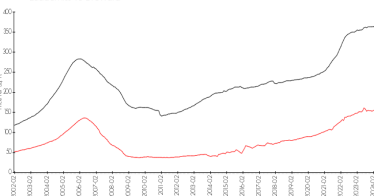
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 108 | 1,040 sq ft | Apr 2024 | \$240,000 | \$231 |
| 102 | 1,040 sq ft | Apr 2024 | \$215,000 | \$207 |
| 301 | 941 sq ft | Apr 2024 | \$210,000 | \$223 |
| 103 | 956 sq ft | Feb 2024 | \$230,000 | \$241 |
| 109 | 1,040 sq ft | Feb 2024 | \$221,000 | \$213 |
| 307 | 1,040 sq ft | Feb 2024 | \$228,000 | \$219 |

Market Information

Cascades of Lauderdale (7710 - 7900) vs Lauderdale



Lauderhill vs Broward



Cascades of Lauderdale (7710 - 7900): \$215/sq. ft.

Lauderhill: \$151/sq. ft.

Lauderhill: \$151/sq. ft.

Broward: \$348/sq. ft.



Inventory for Sale

| | |
|--------------------------------------|----|
| Cascades of Lauderhill (7710 - 7900) | 1% |
| Lauderhill | 4% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------------------|---------|
| Cascades of Lauderhill (7710 - 7900) | 58 days |
| Lauderhill | 75 days |
| Broward | 66 days |