

Unit 7860 NW 50th St # 108 - Cascades of Lauderhill (7710 - 7900)

7860 NW 50th St # 108 - 7900 NW 50 St, Lauderhill, FL, Broward 33351

Unit Information

MLS Number:	F10438983
Status:	Active
Size:	796 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Lake,Water View
List Price:	\$220,000
List PPSF:	\$276
Valuated Price:	\$170,000
Valuated PPSF:	\$214

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:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

Building Association Information

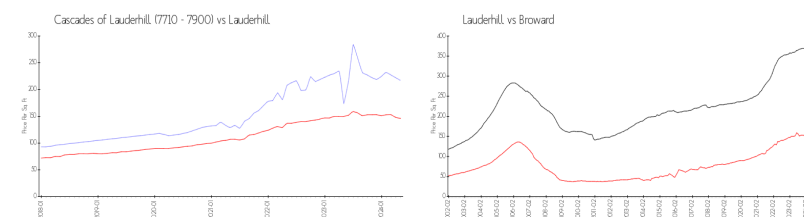
Campbell Property Management - Emergencies (954) 739-1600
 Property Manager (954) 739-1600
 thenry@campbellproperty.com
 On-Site Office (954) 741-5316
 cascadesoflauderhill@gmail.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	1,040 sq ft	Jun 2024	\$208,000	\$200
210	1,040 sq ft	May 2024	\$210,000	\$202
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

Market Information



Cascades of
Lauderhill (7710 -
7900):
Lauderhill: \$217/sq. ft.
\$146/sq. ft.

Lauderhill: \$146/sq. ft.
Broward: \$351/sq. ft.



Inventory for Sale

Cascades of Lauderhill (7710 - 7900)	1%
Lauderhill	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cascades of Lauderhill (7710 - 7900)	60 days
Lauderhill	75 days
Broward	69 days