

# 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

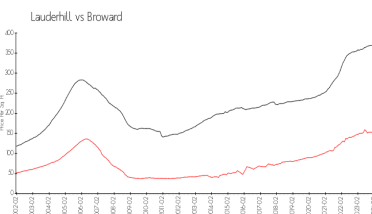
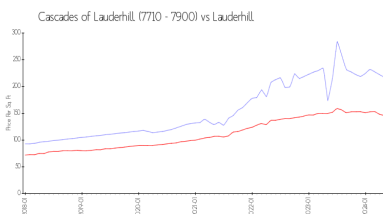
Campbell Property Management - Emergencies (954) 739-1600  
 Property Manager (954) 739-1600  
 thenry@campbellproperty.com  
 On-Site Office (954) 741-5316  
 cascadesoflauderhill@gmail.com

<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: \$146/sq. ft.

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Broward: \$351/sq. ft.



### **Inventory for Sale**

Cascades of Lauderhill (7710 - 7900)	1%
Lauderhill	5%
Broward	3%

### **Avg. Time to Close Over Last 12 Months**

Cascades of Lauderhill (7710 - 7900)	60 days
Lauderhill	77 days
Broward	69 days