

# Unit 7840 NW 50th St # 105 - Cascades of Lauderhill (7710 - 7900)

7840 NW 50th St # 105 - 7900 NW 50 St, Lauderdale, FL, Broward 33351

## Unit Information

MLS Number:	F10443827
Status:	Active
Size:	1,040 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Lake, Other View
List Price:	\$260,000
List PPSF:	\$250
Valuated Price:	\$212,000
Valuated PPSF:	\$204

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:	15
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

## Building Association Information

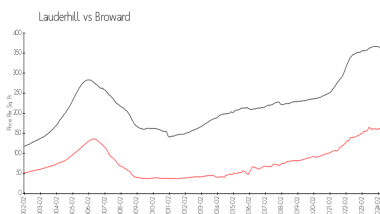
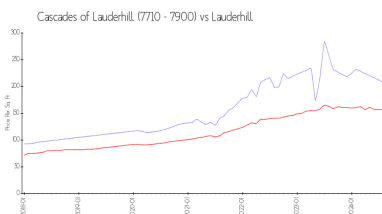
Campbell Property Management - Emergencies (954) 739-1600  
 Property Manager (954) 739-1600  
 thenry@campbellproperty.com  
 On-Site Office (954) 741-5316  
 cascadesoflauderhill@gmail.com

<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: \$156/sq. ft.

Lauderhill: \$156/sq. ft.  
Broward: \$346/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)	59 days
Lauderhill	75 days
Broward	72 days