

Unit 301 - La Cascade

301 - 615 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10458630
 Status: Active
 Size: 2,274 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking
 View: Canal,Intracoastal View
 List Price: \$1,499,000
 List PPSF: \$659
 Valuated Price: \$1,318,000
 Valuated PPSF: \$580

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.

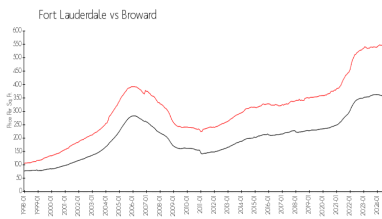
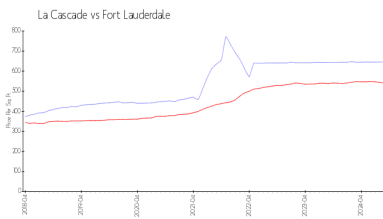
Building Information

Number of units: 22
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 18%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
401	2,274 sq ft	Oct 2024	\$1,050,000	\$462
103	2,526 sq ft	Feb 2024	\$1,950,000	\$772

Market Information



La Cascade:	\$646/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

La Cascade: 18%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

La Cascade: 121 days
 Fort Lauderdale: 86 days
 Broward: 74 days

