

Unit 701 - La Cascade

701 - 615 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number:	F10471157
Status:	Active
Size:	4,305 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	Intracoastal View,Ocean View,Water View
List Price:	\$4,395,500
List PPSF:	\$1,021
Valuated Price:	\$3,377,000
Valuated PPSF:	\$784



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.

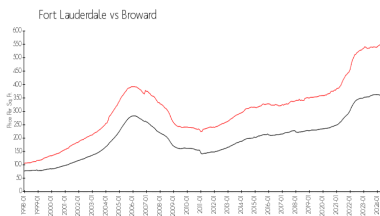
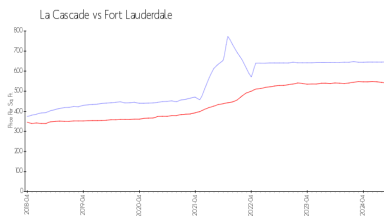
Building Information

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