

# Unit 7740 NW 50th St # 103 - Cascades of Lauderhill (7710 - 7900)

7740 NW 50th St # 103 - 7900 NW 50 St, Lauderhill, FL, Broward 33351

## Unit Information

MLS Number:	F10473341
Status:	Active
Size:	1,040 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Water View
List Price:	\$225,000
List PPSF:	\$216
Valuated Price:	\$215,000
Valuated PPSF:	\$207

*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:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	3
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

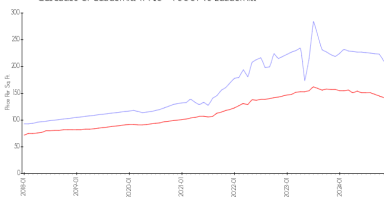
<https://www.cascadesoflauderhill.com/>

## Recent Sales

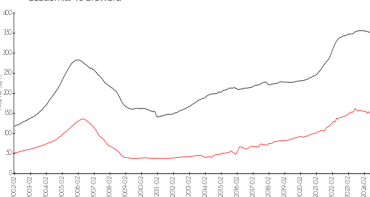
Unit #	Size	Closing Date	Sale Price	PPSF
105	1,040 sq ft	Oct 2024	\$210,000	\$202
205	796 sq ft	Sep 2024	\$190,000	\$239
301	956 sq ft	Sep 2024	\$210,000	\$220
401	1,040 sq ft	Jun 2024	\$208,000	\$200
210	1,040 sq ft	May 2024	\$210,000	\$202

## Market Information

Cascades of Lauderhill (7710 - 7900) vs Lauderhill



Lauderhill vs Broward



Cascades of Lauderhill (7710 - 7900):	\$210/sq. ft.	Lauderhill:	\$142/sq. ft.
Lauderhill:	\$142/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale



Cascades of Lauderdale (7710 - 7900)	2%
Lauderhill	6%
Broward	5%

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

Cascades of Lauderdale (7710 - 7900)	69 days
Lauderhill	82 days
Broward	76 days