

Unit 106 - La Cascade

106 - 615 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: F10539272
 Status: Active
 Size: 2,698 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Parking-Under Building

View:
 List Price: \$2,150,000
 List PPSF: \$797
 Valuated Price: \$1,808,000
 Valuated PPSF: \$670

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.

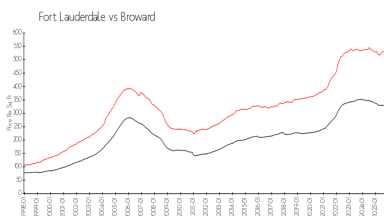
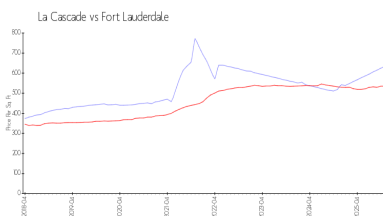
Building Information

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: 1
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	2,400 sq ft	Dec 2024	\$1,949,000	\$812

Market Information



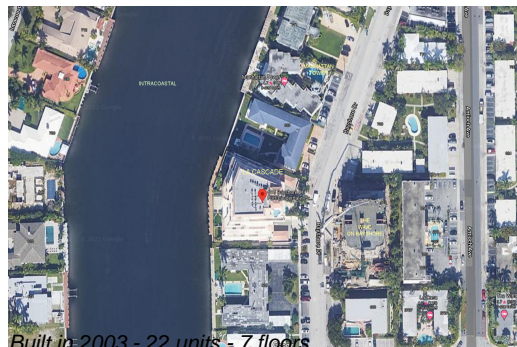
La Cascade:	\$634/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

La Cascade	18%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

La Cascade	222 days
Fort Lauderdale	100 days
Broward	88 days



Built in 2003 - 22 units - 7 floors