

Unit 303 - La Cascade

303 - 615 Bayshore Dr, Fort Lauderdale, FL, Broward 33304

Unit Information

MLS Number: RX-10991810
 Status: Active
 Size: 2,365 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 0
 Parking Spaces: Assigned, Garage - Building, Guest
 View: Intracoastal
 List Price: \$1,299,000
 List PPSF: \$549
 Valuated Price: \$1,347,000
 Valuated PPSF: \$570

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.

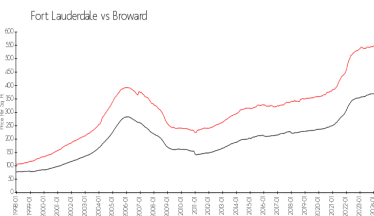
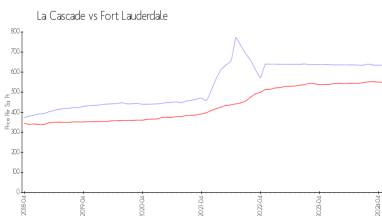
Building Information

Number of units: 22
 Number of active listings for rent: 0
 Number of active listings for sale: 5
 Building inventory for sale: 22%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

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

Market Information



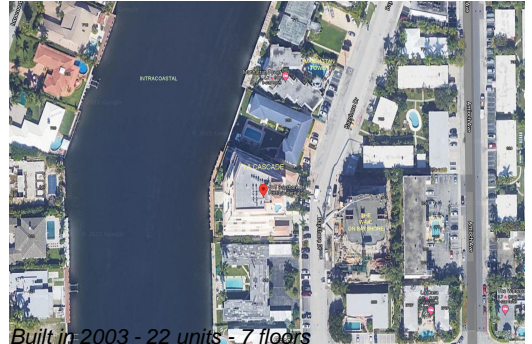
La Cascade:	\$635/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

La Cascade	23%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

La Cascade	121 days
Fort Lauderdale	80 days
Broward	69 days



Built in 2003 - 22 units - 7 floors