

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:	\$1,341,000
Valuated PPSF:	\$567

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.

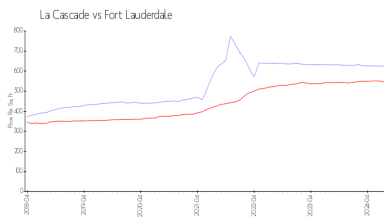
Building Information

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

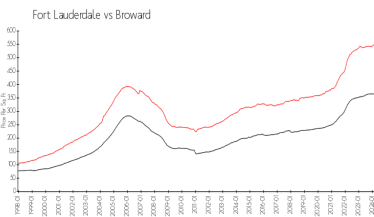
Recent Sales

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

Market Information



La Cascade:	\$632/sq. ft.
Fort Lauderdale:	\$543/sq. ft.



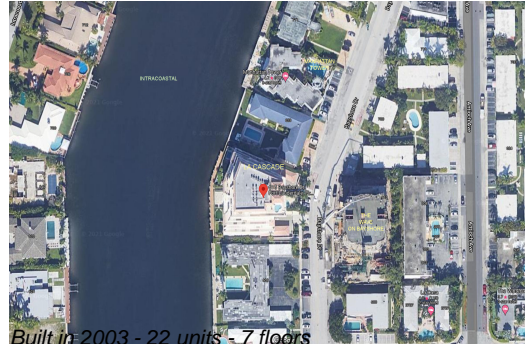
Fort Lauderdale:	\$543/sq. ft.
Broward:	\$351/sq. ft.

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	84 days
Broward	72 days



Built in 2003 - 22 units - 7 floors