

Unit 7760 NW 50th St # 401 - Cascades of Lauderhill (7710 - 7900)

7760 NW 50th St # 401 - 7900 NW 50 St, Lauderhill, FL, Broward 33351

Unit Information

MLS Number: A11443261
 Status: Active
 Size: 1,040 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$215,000
 List PPSF: \$207
 Valuated Price: \$231,000
 Valuated PPSF: \$222

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: 8
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

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

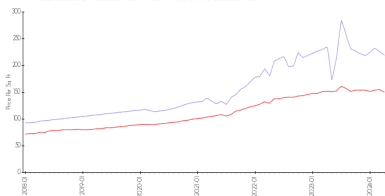
<https://www.cascadesoflauderhill.com/>

Recent Sales

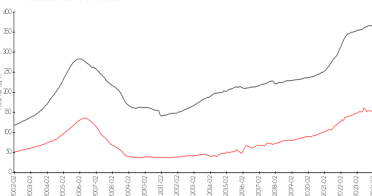
Unit #	Size	Closing Date	Sale Price	PPSF
108	1,040 sq ft	Apr 2024	\$240,000	\$231
102	1,040 sq ft	Apr 2024	\$215,000	\$207
301	941 sq ft	Apr 2024	\$210,000	\$223
103	956 sq ft	Feb 2024	\$230,000	\$241
109	1,040 sq ft	Feb 2024	\$221,000	\$213
307	1,040 sq ft	Feb 2024	\$228,000	\$219

Market Information

Cascades of Lauderhill (7710 - 7900) vs Lauderhill



Lauderhill vs Broward



Cascades of Lauderhill (7710 - 7900): \$219/sq. ft.

Lauderhill: \$150/sq. ft.

Lauderhill: \$150/sq. ft.

Broward: \$351/sq. ft.



Inventory for Sale

Cascades of Lauderhill (7710 - 7900)	2%
Lauderhill	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Cascades of Lauderhill (7710 - 7900)	51 days
Lauderhill	74 days
Broward	67 days