

# Unit 7840 NW 50th St # 205 - Cascades of Lauderhill (7710 - 7900)

7840 NW 50th St # 205 - 7900 NW 50 St, Lauderhill, FL, Broward 33351

## Unit Information

MLS Number: A11560385  
 Status: Active  
 Size: 1,040 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$250,000  
 List PPSF: \$240  
 Valuated Price: \$226,000  
 Valuated PPSF: \$217

*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

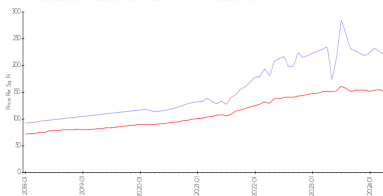
<https://www.cascadesoflauderhill.com/>

## Recent Sales

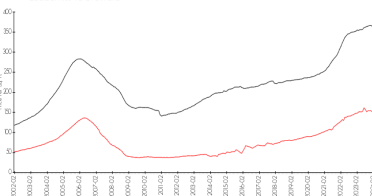
Unit #	Size	Closing Date	Sale Price	PPSF
108	1,040 sq ft	Apr 2024	\$240,000	\$231
102	1,040 sq ft	Apr 2024	\$215,000	\$207
301	941 sq ft	Apr 2024	\$210,000	\$223
103	956 sq ft	Feb 2024	\$230,000	\$241
109	1,040 sq ft	Feb 2024	\$221,000	\$213
307	1,040 sq ft	Feb 2024	\$228,000	\$219

## 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