

Unit 7760 NW 50th St # 402 - Cascades of Lauderhill (7710 - 7900)

7760 NW 50th St # 402 - 7900 NW 50 St, Lauderdale, FL, Broward 33351

Unit Information

MLS Number:	F10430425
Status:	Active
Size:	1,040 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Canal,Other View
List Price:	\$239,900
List PPSF:	\$231
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:	4

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

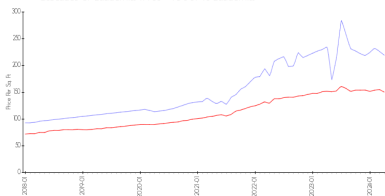
<https://www.cascadesoflauderhill.com/>

Recent Sales

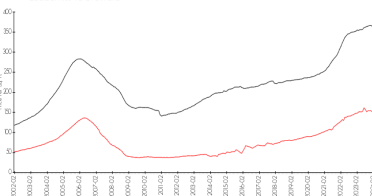
Unit #	Size	Closing Date	Sale Price	PPSF
108	1,040 sq ft	Apr 2024	\$240,000	\$231
102	1,040 sq ft	Apr 2024	\$215,000	\$207
301	941 sq ft	Apr 2024	\$210,000	\$223
103	956 sq ft	Feb 2024	\$230,000	\$241
109	1,040 sq ft	Feb 2024	\$221,000	\$213
307	1,040 sq ft	Feb 2024	\$228,000	\$219

Market Information

Cascades of Lauderdale (7710 - 7900) vs Lauderdale



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