

# Unit 7980 NW 50th St # 301 - Cascades of Lauderhill (7710 - 7900)

7980 NW 50th St # 301 - 7900 NW 50 St, Lauderdale, FL, Broward 33351

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10435520                              |
| Status:         | Active                                 |
| Size:           | 941 Sq ft.                             |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           | Lake,Water View                        |
| List Price:     | \$230,000                              |
| List PPSF:      | \$244                                  |
| Valuated Price: | \$210,000                              |
| Valuated PPSF:  | \$220                                  |

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  
 cascadesoflauderdale@gmail.com

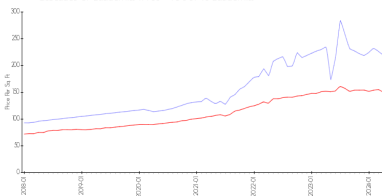
<https://www.cascadesoflauderdale.com/>

## Recent Sales

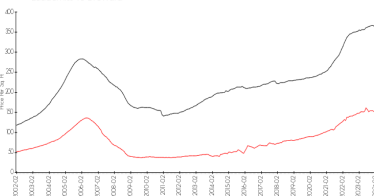
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 108    | 1,040 sq ft | Apr 2024     | \$240,000  | \$231 |
| 102    | 1,040 sq ft | Apr 2024     | \$215,000  | \$207 |
| 301    | 941 sq ft   | Apr 2024     | \$210,000  | \$223 |
| 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):  
Lauderhill: \$150/sq. ft.

Lauderhill: \$219/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 |