

# Unit 112 Lake Emerald Dr # 109 - Lake Emerald 3

112 Lake Emerald Dr # 109 - 111 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: A11525001  
 Status: Active  
 Size: 920 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$240,000  
 List PPSF: \$261  
 Valuated Price: \$228,000  
 Valuated PPSF: \$248

*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: 70  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

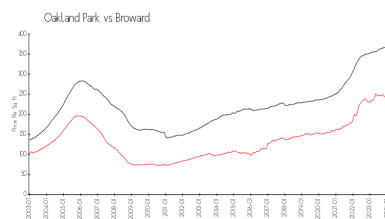
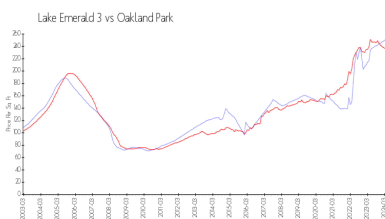
Lake Emerald  
 954 - 484 - 1786

<http://www.lakeemerald.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	920 sq ft	Mar 2024	\$255,000	\$277
205	1,120 sq ft	Jun 2023	\$222,000	\$198
307	920 sq ft	Jun 2023	\$240,000	\$261
109	920 sq ft	Jun 2023	\$214,500	\$233
109	920 sq ft	Jun 2023	\$230,000	\$250

## Market Information

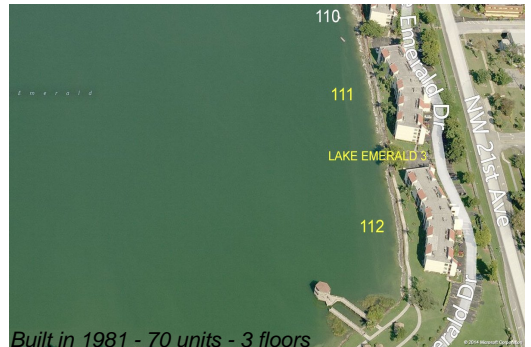


Lake Emerald 3: \$251/sq. ft.  
 Oakland Park: \$236/sq. ft.

Oakland Park: \$236/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Lake Emerald 3: 1%  
 Oakland Park: 4%



Broward	4%
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**Avg. Time to Close Over Last 12 Months**

Lake Emerald 3	26 days
Oakland Park	47 days
Broward	67 days