

# Unit 2871 Somerset Dr # 103 - Somerset at Lauderdale Lakes 1 to 8

2871 Somerset Dr # 103 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

## Unit Information

MLS Number: A11570849  
 Status: Active  
 Size: 1,010 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$149,000  
 List PPSF: \$148  
 Valuated Price: \$71,000  
 Valuated PPSF: \$70

*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: 576  
 Number of active listings for rent: 0  
 Number of active listings for sale: 24  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 8

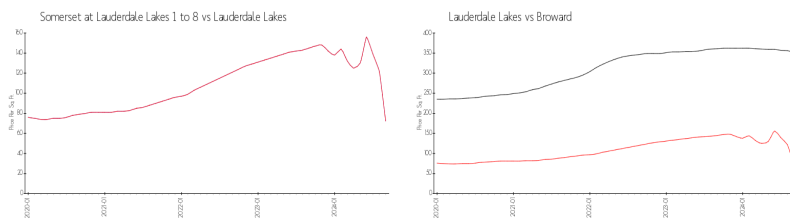
## Building Association Information

Somerset At Lauderdale Lakes  
 Address: 2870 Somerset Dr,  
 Lauderdale Lakes, FL 33311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	644 sq ft	Nov 2024	\$64,000	\$99
205	748 sq ft	Nov 2024	\$90,000	\$120
411	865 sq ft	Oct 2024	\$135,000	\$156
306	748 sq ft	Sep 2024	\$81,000	\$108
311	865 sq ft	Sep 2024	\$159,000	\$184

## Market Information



Somerset at Lauderdale Lakes 1 to 8: \$72/sq. ft.

Lauderdale Lakes: \$72/sq. ft.

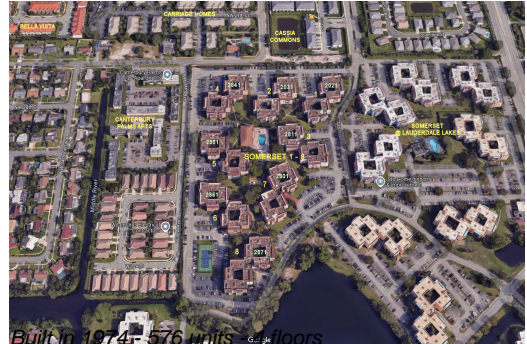
Lauderdale Lakes: \$72/sq. ft.

Broward: \$339/sq. ft.

## Inventory for Sale

Somerset at Lauderdale Lakes 1 to 8: 4%  
 Lauderdale Lakes: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Somerset at Lauderdale Lakes 1 to 8	69 days
Lauderdale Lakes	69 days
Broward	74 days