

# Unit 3450 Blue Lake Dr # 105 - Blue Lake Apts (A,B,C,D&E)

3450 Blue Lake Dr # 105 - 3400 Blue Lake Dr, Pompano Beach, FL, Broward 33064

## Unit Information

MLS Number:	A11602233
Status:	Active
Size:	850 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking
View:	
List Price:	\$208,000
List PPSF:	\$245
Valuated Price:	\$175,000
Valuated PPSF:	\$206

*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:	140
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

## Building Association Information

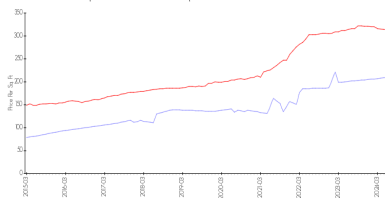
Blue Lake Apt Condo  
 3500 Blue Lake Dr  
 Pompano Beach, FL 33064  
 (954) 941-3387

## Recent Sales

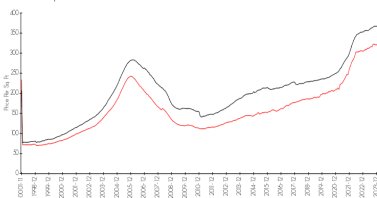
Unit #	Size	Closing Date	Sale Price	PPSF
502	1,150 sq ft	Aug 2023	\$250,000	\$217

## Market Information

Blue Lake Apts (A,B,C,D&E) vs Pompano Beach



Pompano Beach vs Broward



Blue Lake Apts (A,B,C,D&E):	\$210/sq. ft.	Pompano Beach:	\$313/sq. ft.
Pompano Beach:	\$313/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Blue Lake Apts (A,B,C,D&E)	4%
Pompano Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Blue Lake Apts (A,B,C,D&E)

45 days

Pompano Beach

76 days

Broward

70 days