

# Unit 2871 Somerset Dr # 209 - Somerset at Lauderdale Lakes 1 to 8

2871 Somerset Dr # 209 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

## Unit Information

MLS Number:	A11615683
Status:	Active
Size:	865 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Guest Parking
View:	
List Price:	\$143,500
List PPSF:	\$166
Valuated Price:	\$102,000
Valuated PPSF:	\$118

*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:	23
Building inventory for sale:	3%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	3

## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
216	1,010 sq ft	Jul 2024	\$139,500	\$138
105	748 sq ft	Jun 2024	\$126,000	\$168
201	865 sq ft	May 2024	\$112,000	\$129
102	1,010 sq ft	Apr 2024	\$154,000	\$152
118	748 sq ft	Apr 2024	\$95,000	\$127
105	748 sq ft	Apr 2024	\$100,000	\$134
112	865 sq ft	Apr 2024	\$109,900	\$127
418	748 sq ft	Apr 2024	\$103,500	\$138
403	1,010 sq ft	Apr 2024	\$145,750	\$144
315	1,010 sq ft	Apr 2024	\$149,000	\$148

## Market Information

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Somerset at Lauderdale Lakes 1 to 8:	\$119/sq. ft.	Lauderdale Lakes:	\$/sq. ft.
Lauderdale Lakes:	\$/sq. ft.	Broward:	\$349/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	61 days
Lauderdale Lakes	61 days
Broward	70 days