

Unit 2831 Somerset Dr # 206 - Somerset at Lauderdale Lakes 1 to 8

2831 Somerset Dr # 206 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

Unit Information

MLS Number: A11621833
 Status: Active
 Size: 748 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$105,000
 List PPSF: \$140
 Valuated Price: \$91,000
 Valuated PPSF: \$122

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: 22
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 26
 Number of sales over the last 6 months: 16
 Number of sales over the last 3 months: 6

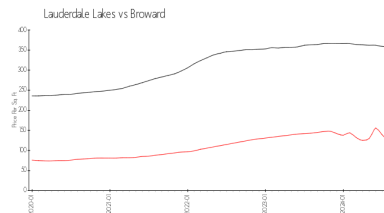
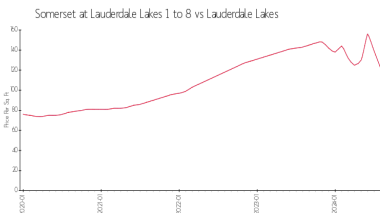
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	748 sq ft	Aug 2024	\$90,000	\$120
409	865 sq ft	Aug 2024	\$105,000	\$121
401	865 sq ft	Aug 2024	\$113,153	\$131
300	865 sq ft	Jul 2024	\$135,000	\$156
216	1,010 sq ft	Jul 2024	\$139,500	\$138

Market Information



Somerset at Lauderdale Lakes 1 to 8: \$122/sq. ft.

Lauderdale Lakes: \$122/sq. ft.

Lauderdale Lakes: \$122/sq. ft.

Broward: \$346/sq. ft.

Inventory for Sale

Somerset at Lauderdale Lakes 1 to 8
 Lauderdale Lakes

4%
 4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Somerset at Lauderdale Lakes 1 to 8	70 days
Lauderdale Lakes	70 days
Broward	72 days