

Unit 2821 Somerset Dr # 309 - Somerset at Lauderdale Lakes 1 to 8

2821 Somerset Dr # 309 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

Unit Information

MLS Number: A11665240
 Status: Active
 Size: 865 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$132,500
 List PPSF: \$153
 Valuated Price: \$103,000
 Valuated PPSF: \$119

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: 36
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

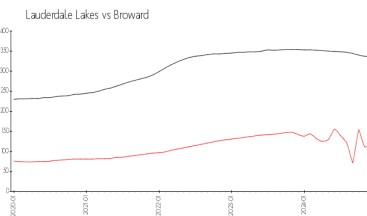
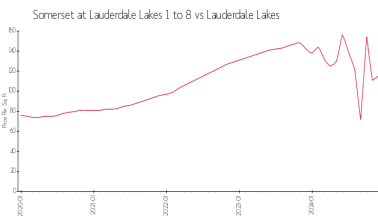
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	748 sq ft	Nov 2024	\$85,000	\$114
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: \$118/sq. ft.

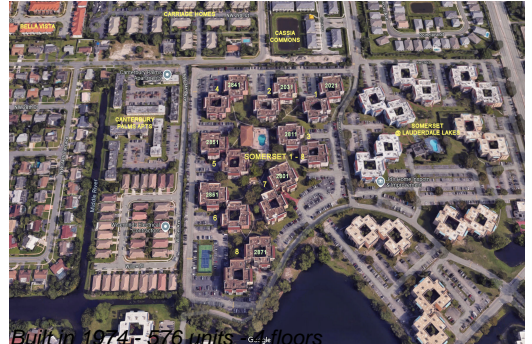
Lauderdale Lakes: \$116/sq. ft.

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Broward: \$334/sq. ft.

Inventory for Sale

Somerset at Lauderdale Lakes 1 to 8: 6%
 Lauderdale Lakes: 6%
 Broward: 5%



Avg. Time to Close Over Last 12 Months

Somerset at Lauderdale Lakes 1 to 8	79 days
Lauderdale Lakes	79 days
Broward	78 days