

# Unit 112 Lake Emerald Dr # 109 - Lake Emerald 3

112 Lake Emerald Dr # 109 - 111 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	A11671303
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$230,000
List PPSF:	\$250
Valuated Price:	\$197,000
Valuated PPSF:	\$214

*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:	70
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	4%
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

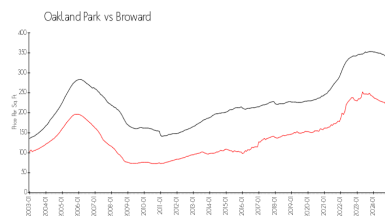
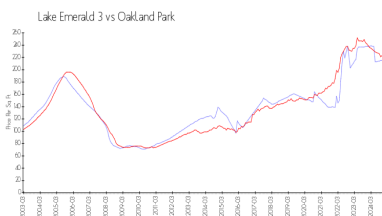
Lake Emerald  
954 - 484 - 1786

<http://www.lakeemerald.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
409	920 sq ft	Jun 2024	\$199,000	\$216

## Market Information



Lake Emerald 3:	\$217/sq. ft.	Oakland Park:	\$218/sq. ft.
Oakland Park:	\$218/sq. ft.	Broward:	\$324/sq. ft.

## Inventory for Sale

Lake Emerald 3	4%
Oakland Park	5%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Lake Emerald 3	97 days
Oakland Park	77 days
Broward	84 days

