

# Unit 315 - Lake Emerald 4

315 - 105 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: A11682050  
 Status: Active  
 Size: 1,300 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$255,000  
 List PPSF: \$196  
 Valuated Price: \$185,000  
 Valuated PPSF: \$142

*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: 106  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

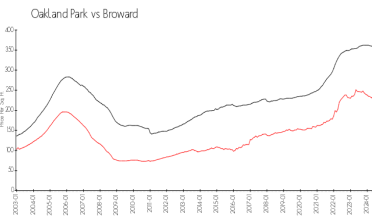
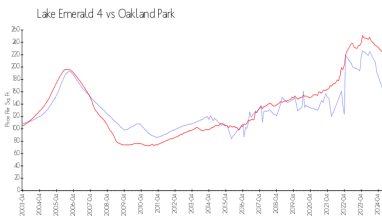
Lake Emerald  
 954 - 484 - 1786

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
508	990 sq ft	Nov 2024	\$197,000	\$199
615	1,300 sq ft	Jul 2024	\$205,000	\$158
411	1,250 sq ft	Jun 2024	\$160,000	\$128
506	1,250 sq ft	Mar 2024	\$250,000	\$200

## Market Information



Lake Emerald 4: \$153/sq. ft.  
 Oakland Park: \$220/sq. ft.

Oakland Park: \$220/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Lake Emerald 4: 2%  
 Oakland Park: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Lake Emerald 4: 96 days  
 Oakland Park: 64 days



Broward

74 days