

Unit 2851 Somerset Dr # 415 - Somerset at Lauderdale Lakes 1 to 8

2851 Somerset Dr # 415 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

Unit Information

MLS Number:	A11734674
Status:	Active Under Contract
Size:	1,010 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$114,000
List PPSF:	\$113
Valuated Price:	\$127,000
Valuated PPSF:	\$126

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:	29
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	6

Building Association Information

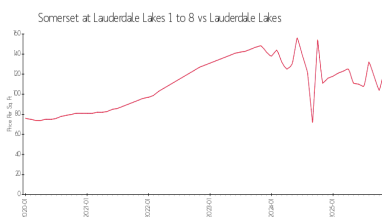
Somerset At Lauderdale Lakes
Address: 2870 Somerset Dr,
Lauderdale Lakes, FL 33311

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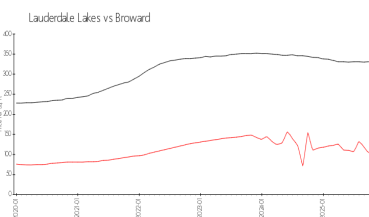
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,010 sq ft	Nov 2025	\$120,000	\$119
309	865 sq ft	Nov 2025	\$110,000	\$127
212	865 sq ft	Oct 2025	\$99,000	\$114
307	644 sq ft	Oct 2025	\$60,000	\$93
404	1,010 sq ft	Sep 2025	\$152,000	\$150
400	865 sq ft	Sep 2025	\$120,000	\$139

Market Information



Somerset at Lauderdale Lakes 1 to 8: \$124/sq. ft.

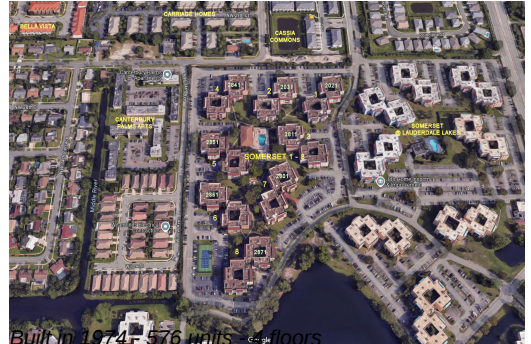


Lauderdale Lakes: \$124/sq. ft.

Broward: \$311/sq. ft.

Inventory for Sale

Somerset at Lauderdale Lakes 1 to 8 5%



Lauderdale Lakes	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Somerset at Lauderdale Lakes 1 to 8	111 days
Lauderdale Lakes	111 days
Broward	87 days