

Unit 109 Lake Emerald Dr # 103 - Lake Emerald 1

109 Lake Emerald Dr # 103 - 109 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number: A11865736
 Status: Active
 Size: 920 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available
 View:
 List Price: \$220,000
 List PPSF: \$239
 Valuated Price: \$192,000
 Valuated PPSF: \$209

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: 8
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

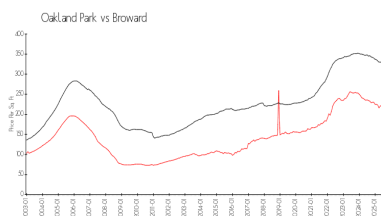
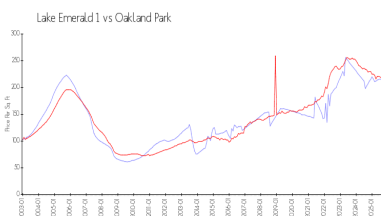
Lake Emerald
 954 - 484 - 1786

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	920 sq ft	Jul 2025	\$200,000	\$217
102	920 sq ft	Mar 2025	\$187,000	\$203
309	920 sq ft	Mar 2025	\$200,000	\$217
407	920 sq ft	Jan 2025	\$206,000	\$224
101	920 sq ft	Jan 2025	\$207,500	\$226

Market Information



Lake Emerald 1: \$212/sq. ft.
 Oakland Park: \$214/sq. ft.

Oakland Park: \$214/sq. ft.
 Broward: \$311/sq. ft.

Inventory for Sale

Lake Emerald 1: 11%
 Oakland Park: 3%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Lake Emerald 1	70 days
Oakland Park	69 days
Broward	88 days