

Unit 2861 Somerset Dr # 318 - Somerset at Lauderdale Lakes 1 to 8

2861 Somerset Dr # 318 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

Unit Information

MLS Number:	A11869263
Status:	Active
Size:	748 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$84,900
List PPSF:	\$114
Valuated Price:	\$93,000
Valuated PPSF:	\$124

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

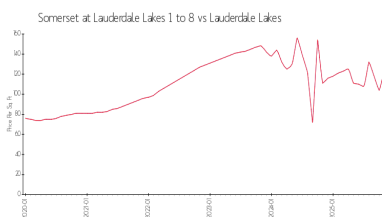
Somerset At Lauderdale Lakes
Address: 2870 Somerset Dr,
Lauderdale Lakes, FL 33311

<https://>

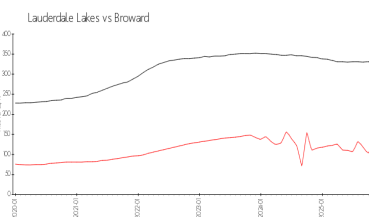
Recent Sales

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.

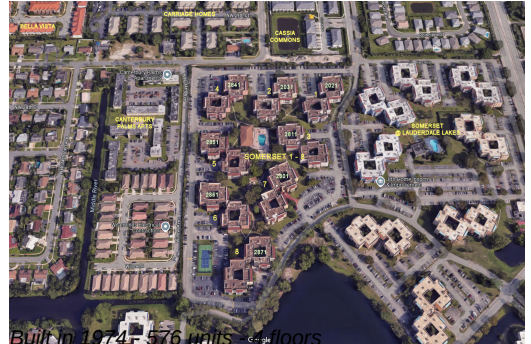


Lauderdale Lakes: \$124/sq. ft.

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