

Unit 216 - Lake Emerald 4

216 - 105 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	A11914605
Status:	Active
Size:	1,300 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$385,000
List PPSF:	\$296
Valuated Price:	\$230,000
Valuated PPSF:	\$177

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:	4
Building inventory for sale:	3%
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

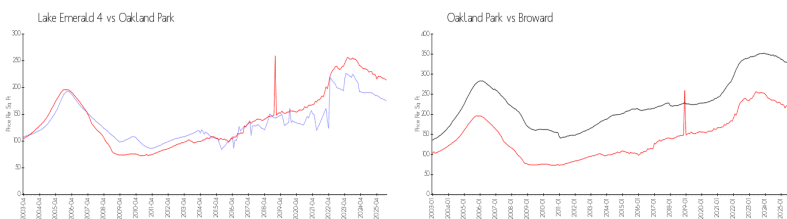
Lake Emerald
954 - 484 - 1786

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
108	990 sq ft	Mar 2025	\$135,000	\$136

Market Information



Lake Emerald 4:	\$175/sq. ft.	Oakland Park:	\$214/sq. ft.
Oakland Park:	\$214/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Lake Emerald 4	119 days
Oakland Park	69 days
Broward	88 days

