

# Unit 109 Lake Emerald Dr # 110 - Lake Emerald 1

109 Lake Emerald Dr # 110 - 109 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	F10394588
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Water View
List Price:	\$249,000
List PPSF:	\$271
Valuated Price:	\$191,000
Valuated PPSF:	\$208

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:	4
Building inventory for sale:	5%
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

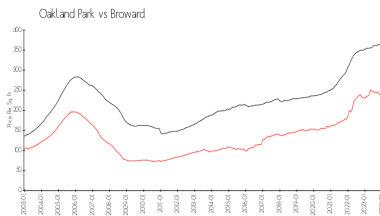
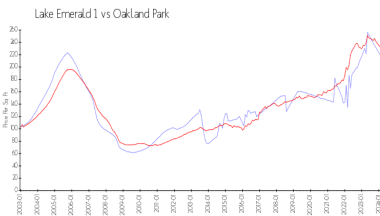
Lake Emerald  
954 - 484 - 1786

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
203	920 sq ft	May 2023	\$235,000	\$255

## Market Information



Lake Emerald 1:	\$210/sq. ft.	Oakland Park:	\$229/sq. ft.
Oakland Park:	\$229/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Lake Emerald 1	6%
Oakland Park	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



Lake Emerald 1  
Oakland Park  
Broward

32 days  
45 days  
66 days