

Unit 304 - Lake Emerald 2

304 - 106 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number: F10416500
 Status: Active
 Size: 1,250 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Lake
 List Price: \$249,900
 List PPSF: \$200
 Valuated Price: \$266,000
 Valuated PPSF: \$213

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: 50
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

Building Association Information

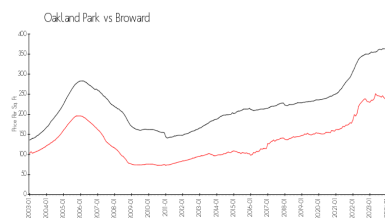
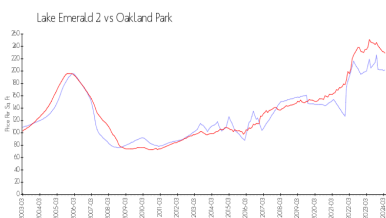
Lake Emerald
 954 - 484 - 1786

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
403	1,250 sq ft	Apr 2024	\$280,000	\$224
208	990 sq ft	Nov 2023	\$217,000	\$219
313		Nov 2023	\$225,000	
414	1,250 sq ft	Sep 2023	\$285,000	\$228
412	1,250 sq ft	Jun 2023	\$273,000	\$218

Market Information

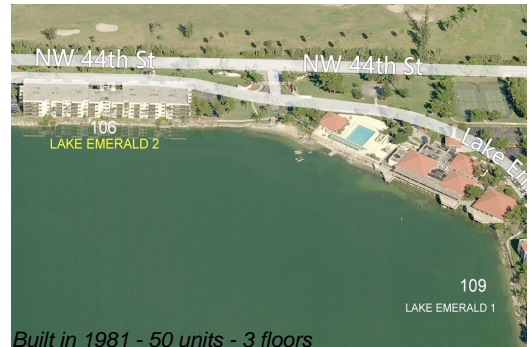


Lake Emerald 2: \$202/sq. ft.
 Oakland Park: \$229/sq. ft.

Oakland Park: \$229/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Lake Emerald 2: 6%
 Oakland Park: 4%
 Broward: 3%



Avg. Time to Close Over Last 12 Months

Lake Emerald 2	38 days
Oakland Park	45 days
Broward	66 days