

# Unit 2861 Somerset Dr # 407 - Somerset at Lauderdale Lakes 1 to 8

2861 Somerset Dr # 407 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

## Unit Information

MLS Number:	F10419601
Status:	Active
Size:	644 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$105,000
List PPSF:	\$163
Valuated Price:	\$77,000
Valuated PPSF:	\$120

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:	36
Building inventory for sale:	6%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

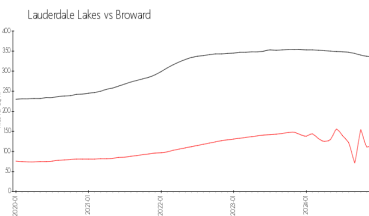
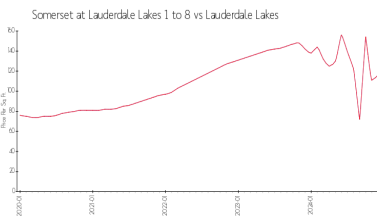
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
106	748 sq ft	Nov 2024	\$85,000	\$114
407	644 sq ft	Nov 2024	\$64,000	\$99
205	748 sq ft	Nov 2024	\$90,000	\$120
411	865 sq ft	Oct 2024	\$135,000	\$156
306	748 sq ft	Sep 2024	\$81,000	\$108
311	865 sq ft	Sep 2024	\$159,000	\$184

## Market Information



Somerset at Lauderdale Lakes 1 to 8: \$118/sq. ft.

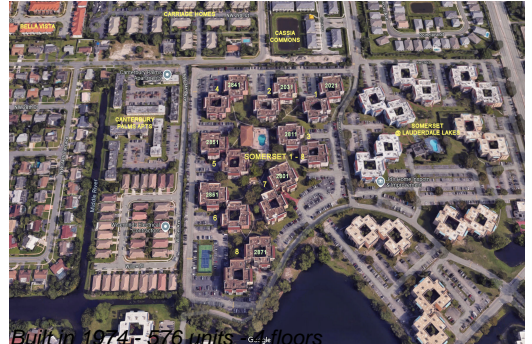
Lauderdale Lakes: \$116/sq. ft.

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Broward: \$334/sq. ft.

## Inventory for Sale

Somerset at Lauderdale Lakes 1 to 8	6%
Lauderdale Lakes	6%
Broward	5%



## Avg. Time to Close Over Last 12 Months

Somerset at Lauderdale Lakes 1 to 8	79 days
Lauderdale Lakes	79 days
Broward	78 days