

# Unit 2801 Somerset Dr # 412 - Somerset at Lauderdale Lakes 1 to 8

2801 Somerset Dr # 412 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

## Unit Information

MLS Number:	F10425385
Status:	Active
Size:	865 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Garden View
List Price:	\$125,000
List PPSF:	\$145
Valuated Price:	\$63,000
Valuated PPSF:	\$73

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:	24
Building inventory for sale:	4%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	8

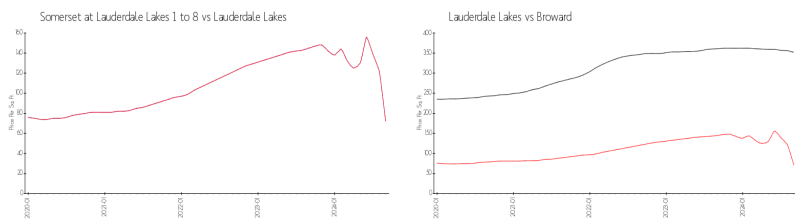
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

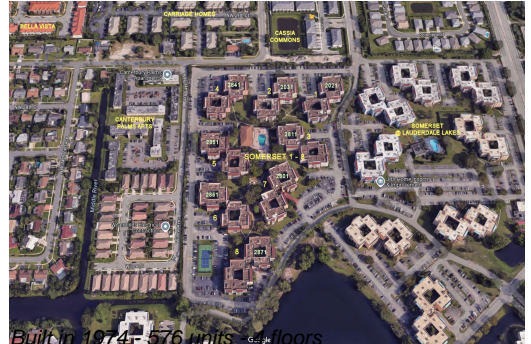


Somerset at Lauderdale Lakes 1 to 8:	\$72/sq. ft.	Lauderdale Lakes:	\$72/sq. ft.
Lauderdale Lakes:	\$72/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Somerset at Lauderdale Lakes 1 to 8	4%
Lauderdale Lakes	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Somerset at Lauderdale Lakes 1 to 8	69 days
Lauderdale Lakes	69 days
Broward	74 days