

Unit 3450 Blue Lake Dr # 302 - Blue Lake Apts (A,B,C,D&E)

3450 Blue Lake Dr # 302 - 3400 Blue Lake Dr, Pompano Beach, FL, Broward 33064

Unit Information

MLS Number: F10426586
 Status: Active
 Size: 1,150 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Guest Parking
 View: Lake,Water View
 List Price: \$240,000
 List PPSF: \$209
 Valuated Price: \$220,000
 Valuated PPSF: \$191

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: 140
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

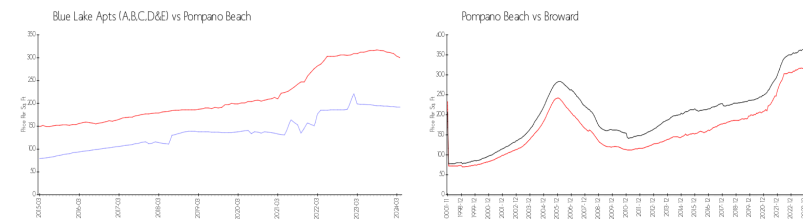
Building Association Information

Blue Lake Apt Condo
 3500 Blue Lake Dr
 Pompano Beach, FL 33064
 (954) 941-3387

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	1,150 sq ft	Aug 2023	\$250,000	\$217
205	1,150 sq ft	Jul 2023	\$241,000	\$210
503		Jun 2023	\$205,000	
103	850 sq ft	Jun 2023	\$207,000	\$244
201	1,150 sq ft	May 2023	\$158,000	\$137
303	1,150 sq ft	May 2023	\$265,000	\$230

Market Information



Blue Lake Apts (A,B,C,D&E):	\$192/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

Blue Lake Apts (A,B,C,D&E)	3%
Pompano Beach	3%
Broward	3%

Avg. Time to Close Over Last 12 Months

Blue Lake Apts (A,B,C,D&E)	44 days
Pompano Beach	72 days
Broward	67 days