

Unit 112 Lake Emerald Dr # 107 - Lake Emerald 3

112 Lake Emerald Dr # 107 - 111 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	F10427846
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Deeded Parking,Guest Parking
View:	Lake
List Price:	\$240,000
List PPSF:	\$261
Valuated Price:	\$206,000
Valuated PPSF:	\$224

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:	3
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

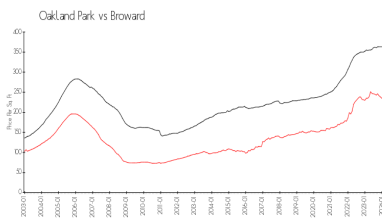
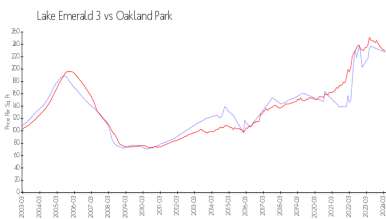
Lake Emerald
954 - 484 - 1786

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
303	920 sq ft	Mar 2024	\$255,000	\$277
205	1,120 sq ft	Jun 2023	\$222,000	\$198
307	920 sq ft	Jun 2023	\$240,000	\$261
109	920 sq ft	Jun 2023	\$214,500	\$233
109	920 sq ft	Jun 2023	\$230,000	\$250

Market Information

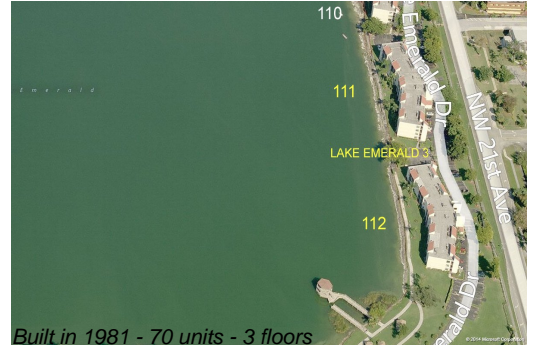


Lake Emerald 3: \$227/sq. ft.
Oakland Park: \$229/sq. ft.

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

Inventory for Sale

Lake Emerald 3	4%
Oakland Park	4%



Broward

3%

Avg. Time to Close Over Last 12 Months

Lake Emerald 3

27 days

Oakland Park

45 days

Broward

66 days