

# Unit 2871 Somerset Dr # 205 - Somerset at Lauderdale Lakes 1 to 8

2871 Somerset Dr # 205 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

## Unit Information

MLS Number:	F10444482
Status:	Active
Size:	748 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking
View:	Lake, Water View
List Price:	\$95,000
List PPSF:	\$127
Valuated Price:	\$91,000
Valuated PPSF:	\$122

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:	22
Building inventory for sale:	3%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	6

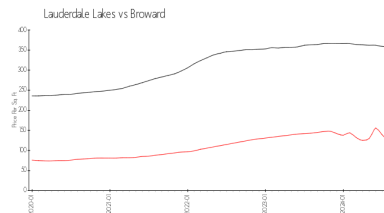
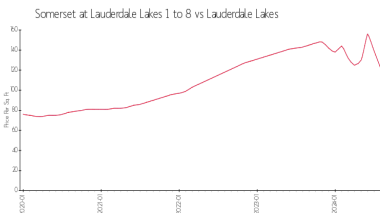
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
405	748 sq ft	Aug 2024	\$90,000	\$120
409	865 sq ft	Aug 2024	\$105,000	\$121
401	865 sq ft	Aug 2024	\$113,153	\$131
300	865 sq ft	Jul 2024	\$135,000	\$156
216	1,010 sq ft	Jul 2024	\$139,500	\$138

## Market Information



Somerset at Lauderdale Lakes 1 to 8: \$122/sq. ft.

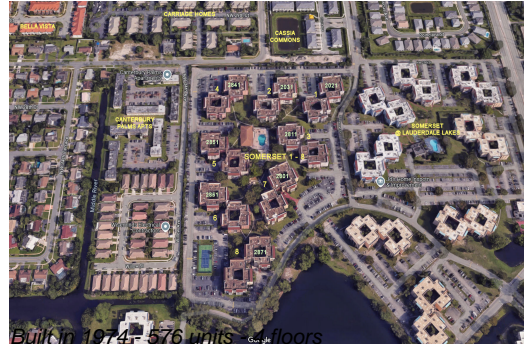
Lauderdale Lakes: \$122/sq. ft.

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Broward: \$346/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	70 days
Lauderdale Lakes	70 days
Broward	72 days