

# Unit 2841 Somerset Dr # 115 - Somerset at Lauderdale Lakes 1 to 8

2841 Somerset Dr # 115 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

## Unit Information

MLS Number: F10448693  
 Status: Active  
 Size: 1,010 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Garden View  
 List Price: \$129,000  
 List PPSF: \$128  
 Valuated Price: \$118,000  
 Valuated PPSF: \$117

*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: 23  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 26  
 Number of sales over the last 6 months: 13  
 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
216	1,010 sq ft	Jul 2024	\$139,500	\$138
105	748 sq ft	Jun 2024	\$126,000	\$168
201	865 sq ft	May 2024	\$112,000	\$129
102	1,010 sq ft	Apr 2024	\$154,000	\$152
118	748 sq ft	Apr 2024	\$95,000	\$127
105	748 sq ft	Apr 2024	\$100,000	\$134
112	865 sq ft	Apr 2024	\$109,900	\$127
418	748 sq ft	Apr 2024	\$103,500	\$138
403	1,010 sq ft	Apr 2024	\$145,750	\$144
315	1,010 sq ft	Apr 2024	\$149,000	\$148

## Market Information

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Somerset at Lauderdale Lakes 1 to 8: \$119/sq. ft.  
 Lauderdale Lakes: \$/sq. ft.  
 Broward: \$349/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	61 days
Lauderdale Lakes	61 days
Broward	70 days