

# Unit 2861 Somerset Dr # 212 - Somerset at Lauderdale Lakes 1 to 8

2861 Somerset Dr # 212 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

## Unit Information

MLS Number:	F10449652
Status:	Pending
Size:	865 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$109,000
List PPSF:	\$126
Valuated Price:	\$110,000
Valuated PPSF:	\$127

*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:	28
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	7

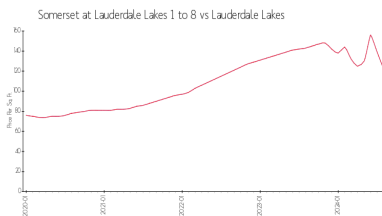
## Building Association Information

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

## Recent Sales

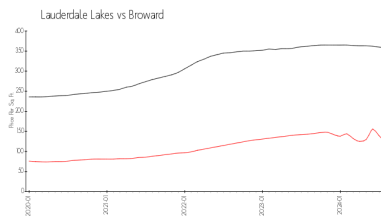
Unit #	Size	Closing Date	Sale Price	PPSF
411	865 sq ft	Oct 2024	\$135,000	\$156
306	748 sq ft	Sep 2024	\$81,000	\$108
311	865 sq ft	Sep 2024	\$159,000	\$184
405	748 sq ft	Aug 2024	\$90,000	\$120
409	865 sq ft	Aug 2024	\$105,000	\$121
401	865 sq ft	Aug 2024	\$113,153	\$131

## Market Information



Somerset at  
Lauderdale Lakes 1  
to 8:

Lauderdale Lakes: \$122/sq. ft.

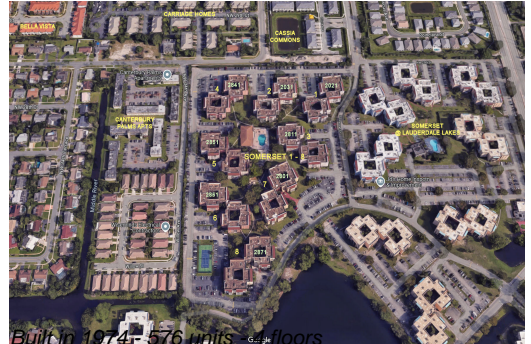


Lauderdale Lakes: \$122/sq. ft.

Broward: \$351/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	71 days
Lauderdale Lakes	71 days
Broward	72 days