

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:	Active
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:	\$105,000
Valuated PPSF:	\$121

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

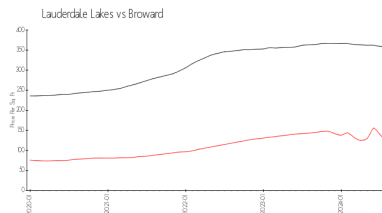
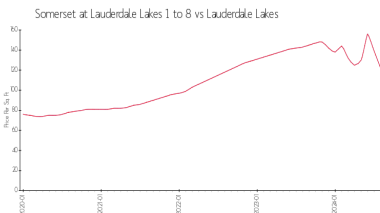
Building Association Information

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.

Lauderdale Lakes: \$122/sq. ft.

Broward: \$346/sq. ft.

Inventory for Sale

Somerset at Lauderdale Lakes 1 to 8
 Lauderdale Lakes

4%
 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