

Unit 2851 Somerset Dr # 100 - Somerset at Lauderdale Lakes 1 to 8

2851 Somerset Dr # 100 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

Unit Information

MLS Number:	F10453557
Status:	Active
Size:	865 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	Other View
List Price:	\$148,000
List PPSF:	\$171
Valuated Price:	\$61,000
Valuated PPSF:	\$71

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:	24
Building inventory for sale:	4%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	8

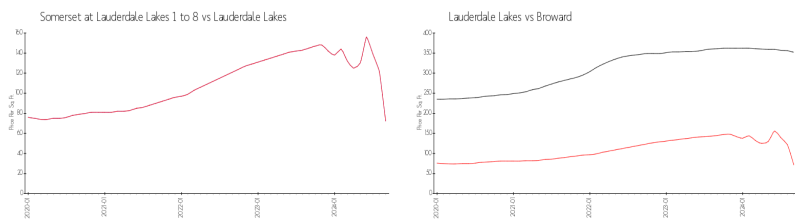
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	644 sq ft	Nov 2024	\$64,000	\$99
205	748 sq ft	Nov 2024	\$90,000	\$120
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

Market Information

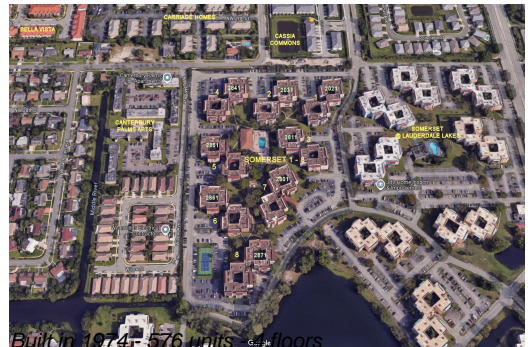


Somerset at Lauderdale Lakes 1 to 8:	\$72/sq. ft.	Lauderdale Lakes:	\$72/sq. ft.
Lauderdale Lakes:	\$72/sq. ft.	Broward:	\$339/sq. ft.

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	69 days
Lauderdale Lakes	69 days
Broward	74 days