

Unit 109 Lake Emerald Dr # 204 - Lake Emerald 1

109 Lake Emerald Dr # 204 - 109 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	F10458027
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Lake
List Price:	\$250,000
List PPSF:	\$272
Valuated Price:	\$182,000
Valuated PPSF:	\$198

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:	70
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	14%
Number of sales over the last 12 months:	1
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

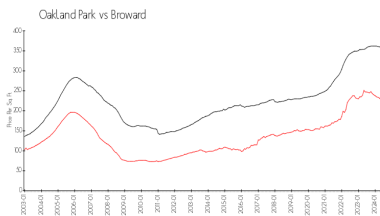
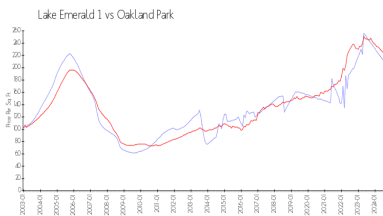
Lake Emerald
954 - 484 - 1786

<http://www.lakeemerald.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,120 sq ft	Aug 2024	\$222,500	\$199

Market Information



Lake Emerald 1:	\$198/sq. ft.	Oakland Park:	\$220/sq. ft.
Oakland Park:	\$220/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Lake Emerald 1	14%
Oakland Park	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Lake Emerald 1	34 days
Oakland Park	64 days
Broward	74 days

