

# Unit 113 Lake Emerald Dr # 303 - Lake Emerald 5

113 Lake Emerald Dr # 303 - 113 Lake Emerald Dr, Oakland Park, FL, Broward 3309

## Unit Information

MLS Number:	F10463247
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:	\$230,000
List PPSF:	\$250
Valuated Price:	\$190,000
Valuated PPSF:	\$207

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:	80
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	6%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

## Building Association Information

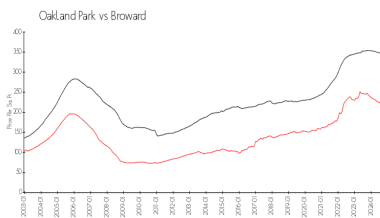
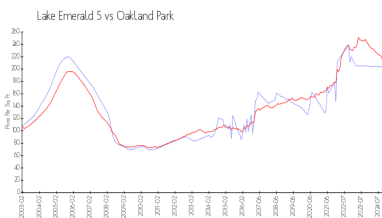
Lake Emerald  
954 - 484 - 1786

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	920 sq ft	Dec 2024	\$178,750	\$194
309	920 sq ft	Nov 2024	\$260,000	\$283
407	920 sq ft	May 2024	\$265,000	\$288

## Market Information



Lake Emerald 5:	\$205/sq. ft.	Oakland Park:	\$220/sq. ft.
Oakland Park:	\$220/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Lake Emerald 5	6%
Oakland Park	4%
Broward	5%

## Avg. Time to Close Over Last 12 Months

Lake Emerald 5	152 days
Oakland Park	71 days



Broward

78 days