

Unit 110 Lake Emerald Dr # 309 - Lake Emerald 1

110 Lake Emerald Dr # 309 - 109 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number: F10463385
 Status: Active Under Contract
 Size: 920 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View: Lake,Water View
 List Price: \$219,000
 List PPSF: \$238
 Valuated Price: \$205,000
 Valuated PPSF: \$223

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: 4
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

Building Association Information

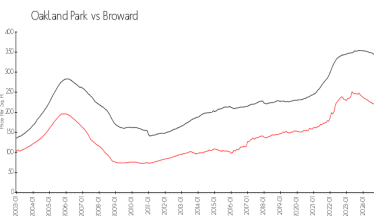
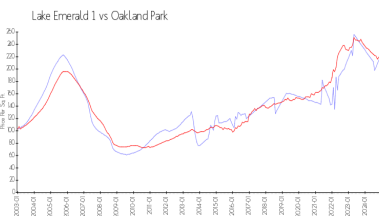
Lake Emerald
 954 - 484 - 1786

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	920 sq ft	Jan 2025	\$206,000	\$224
101	920 sq ft	Dec 2024	\$207,500	\$226
303	920 sq ft	Dec 2024	\$210,000	\$228
302	920 sq ft	Dec 2024	\$155,000	\$168
306	1,120 sq ft	Aug 2024	\$222,500	\$199

Market Information



Lake Emerald 1: \$221/sq. ft.
 Oakland Park: \$220/sq. ft.

Oakland Park: \$220/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Lake Emerald 1: 6%
 Oakland Park: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months



Lake Emerald 1
Oakland Park
Broward

47 days
70 days
78 days