

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:	Closed
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:	\$195,000
Valuated PPSF:	\$212

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:	6
Building inventory for sale:	8%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Building Association Information

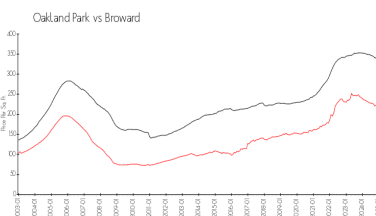
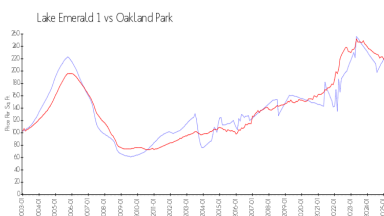
Lake Emerald
954 - 484 - 1786

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
102	920 sq ft	Mar 2025	\$187,000	\$203
309	920 sq ft	Mar 2025	\$200,000	\$217
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

Market Information



Lake Emerald 1: \$211/sq. ft.
Oakland Park: \$218/sq. ft.

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Broward: \$324/sq. ft.

Inventory for Sale

Lake Emerald 1	9%
Oakland Park	5%
Broward	5%



Avg. Time to Close Over Last 12 Months

Lake Emerald 1	59 days
Oakland Park	75 days
Broward	83 days