

# Unit 2801 Somerset Dr # 205 - Somerset at Lauderdale Lakes 1 to 8

2801 Somerset Dr # 205 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

## Unit Information

MLS Number:	F10481744
Status:	Active
Size:	748 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$119,950
List PPSF:	\$160
Valuated Price:	\$92,000
Valuated PPSF:	\$123

*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:	29
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	6

## Building Association Information

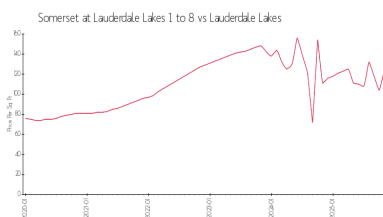
Somerset At Lauderdale Lakes  
Address: 2870 Somerset Dr,  
Lauderdale Lakes, FL 33311

<https://>

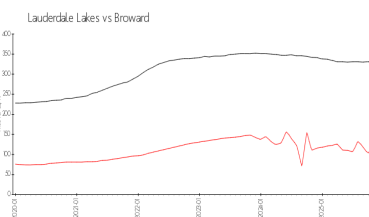
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,010 sq ft	Nov 2025	\$120,000	\$119
309	865 sq ft	Nov 2025	\$110,000	\$127
212	865 sq ft	Oct 2025	\$99,000	\$114
307	644 sq ft	Oct 2025	\$60,000	\$93
404	1,010 sq ft	Sep 2025	\$152,000	\$150
400	865 sq ft	Sep 2025	\$120,000	\$139

## Market Information



Somerset at Lauderdale Lakes 1 to 8: \$124/sq. ft.

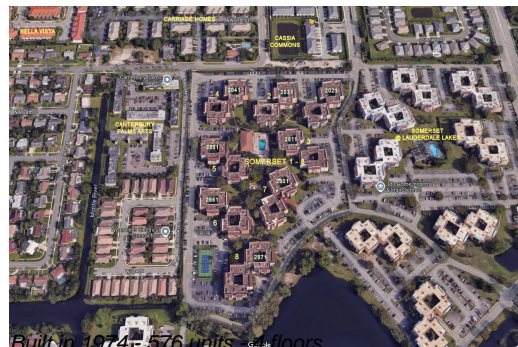


Lauderdale Lakes: \$124/sq. ft.

Broward: \$311/sq. ft.

## Inventory for Sale

Somerset at Lauderdale Lakes 1 to 8 5%



Lauderdale Lakes	5%
Broward	4%

### **Avg. Time to Close Over Last 12 Months**

Somerset at Lauderdale Lakes 1 to 8	111 days
Lauderdale Lakes	111 days
Broward	87 days