

# Unit 2831 Somerset Dr # 118 - Somerset at Lauderdale Lakes 1 to 8

2831 Somerset Dr # 118 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

## Unit Information

|                 |                                |
|-----------------|--------------------------------|
| MLS Number:     | F10496671                      |
| Status:         | Active                         |
| Size:           | 748 Sq ft.                     |
| Bedrooms:       | 1                              |
| Full Bathrooms: | 1                              |
| Half Bathrooms: | 0                              |
| Parking Spaces: | Assigned Parking,Guest Parking |
| View:           |                                |
| List Price:     | \$89,000                       |
| List PPSF:      | \$119                          |
| Valuated Price: | \$91,000                       |
| Valuated PPSF:  | \$122                          |

*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

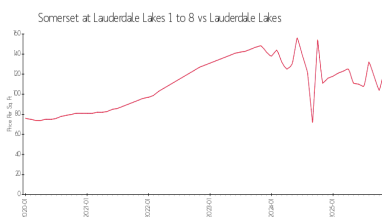
Somerset At Lauderdale Lakes  
Address: 2870 Somerset Dr,  
Lauderdale Lakes, FL 33311

<https://>

## Recent Sales

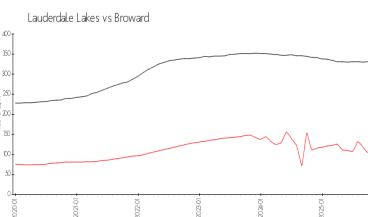
| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 104    | 1,010 sq ft | Nov 2025     | \$120,000  | \$119 |
| 309    | 865 sq ft   | Nov 2025     | \$110,000  | \$127 |
| 212    | 865 sq ft   | Oct 2025     | \$99,000   | \$114 |
| 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.

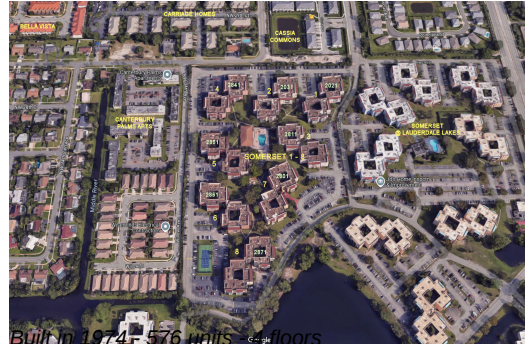


Lauderdale Lakes: \$124/sq. ft.

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  |