

# Unit 3500 Blue Lake Dr # 303 - Blue Lake Apts (A,B,C,D&E)

3500 Blue Lake Dr # 303 - 3400 Blue Lake Dr, Pompano Beach, FL, Broward 33064

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | F10497219                         |
| Status:         | Active                            |
| Size:           | 1,150 Sq ft.                      |
| Bedrooms:       | 2                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: | 0                                 |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking |
| View:           |                                   |
| List Price:     | \$274,000                         |
| List PPSF:      | \$238                             |
| Valuated Price: | \$208,000                         |
| Valuated PPSF:  | \$181                             |

*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:                         | 140 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 8   |
| 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:  | 2   |

## Building Association Information

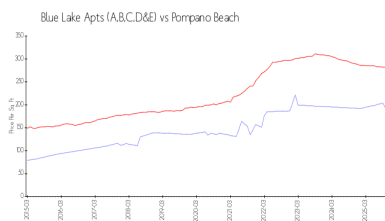
Blue Lake Apt Condo  
3500 Blue Lake Dr  
Pompano Beach, FL 33064  
(954) 941-3387

<https://>

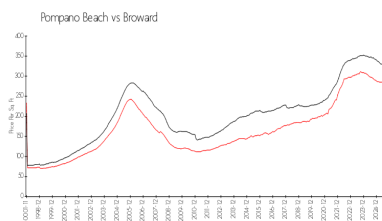
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 501    | 850 sq ft   | Oct 2025     | \$162,000  | \$191 |
| 402    | 850 sq ft   | Sep 2025     | \$175,000  | \$206 |
| 105    | 850 sq ft   | Aug 2025     | \$159,000  | \$187 |
| 305    | 1,150 sq ft | Aug 2025     | \$195,000  | \$170 |
| 202    | 1,150 sq ft | Jun 2025     | \$100,000  | \$87  |

## Market Information



Blue Lake Apts (A,B,C,D&E): \$181/sq. ft.  
Pompano Beach: \$283/sq. ft.



Pompano Beach: \$283/sq. ft.  
Broward: \$311/sq. ft.

## Inventory for Sale

|                            |    |
|----------------------------|----|
| Blue Lake Apts (A,B,C,D&E) | 6% |
| Pompano Beach              | 3% |



|         |    |
|---------|----|
| Broward | 4% |
|---------|----|

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

|                            |         |
|----------------------------|---------|
| Blue Lake Apts (A,B,C,D&E) | 98 days |
| Pompano Beach              | 88 days |
| Broward                    | 87 days |