

Unit 109 Lake Emerald Dr # 204 - Lake Emerald 1

109 Lake Emerald Dr # 204 - 109 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	F10508229
Status:	Active
Size:	920 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$195,000
List PPSF:	\$212
Valuated Price:	\$194,000
Valuated PPSF:	\$211

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:	8
Building inventory for sale:	11%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

Building Association Information

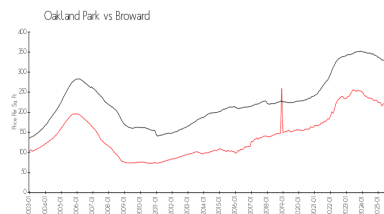
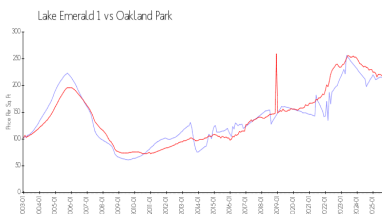
Lake Emerald
954 - 484 - 1786

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
308	920 sq ft	Jul 2025	\$200,000	\$217
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	Jan 2025	\$207,500	\$226

Market Information



Lake Emerald 1: \$212/sq. ft.
Oakland Park: \$214/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Lake Emerald 1	11%
Oakland Park	3%
Broward	4%

Avg. Time to Close Over Last 12 Months



Lake Emerald 1
Oakland Park
Broward

70 days
69 days
88 days