

# Unit 3450 Blue Lake Dr # 301 - Blue Lake Apts (A,B,C,D&E)

3450 Blue Lake Dr # 301 - 3400 Blue Lake Dr, Pompano Beach, FL, Broward 33064

## Unit Information

MLS Number:	RX-10961720
Status:	Active
Size:	850 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	
List Price:	\$185,000
List PPSF:	\$218
Valuated Price:	\$163,000
Valuated PPSF:	\$192

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:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	0
Number of sales over the last 3 months:	0

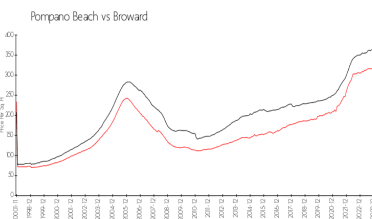
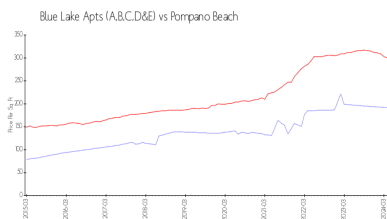
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	1,150 sq ft	Aug 2023	\$250,000	\$217
205	1,150 sq ft	Jul 2023	\$241,000	\$210
503		Jun 2023	\$205,000	
103	850 sq ft	Jun 2023	\$207,000	\$244
201	1,150 sq ft	May 2023	\$158,000	\$137
303	1,150 sq ft	May 2023	\$265,000	\$230

## Market Information



Blue Lake Apts (A,B,C,D&E):	\$192/sq. ft.	Pompano Beach:	\$300/sq. ft.
Pompano Beach:	\$300/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Blue Lake Apts (A,B,C,D&E) 3%



Pompano Beach	3%
Broward	3%

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

Blue Lake Apts (A,B,C,D&E)	44 days
Pompano Beach	72 days
Broward	67 days