

Unit 303 - Lake Emerald 2

303 - 106 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	RX-11000373
Status:	Active
Size:	1,250 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Vehicle Restrictions
View:	Garden
List Price:	\$188,800
List PPSF:	\$151
Valuated Price:	\$226,000
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:	50
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	4%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

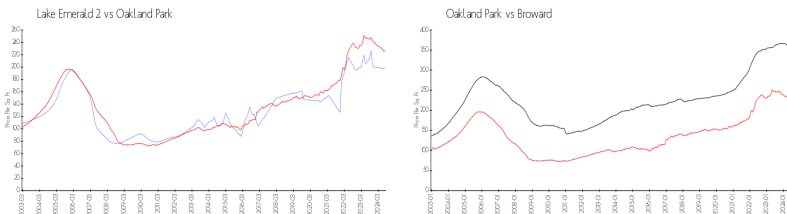
Lake Emerald
954 - 484 - 1786

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,250 sq ft	Aug 2024	\$260,000	\$208
403	1,250 sq ft	Apr 2024	\$280,000	\$224
208	990 sq ft	Nov 2023	\$217,000	\$219
313		Nov 2023	\$225,000	
414	1,250 sq ft	Sep 2023	\$285,000	\$228

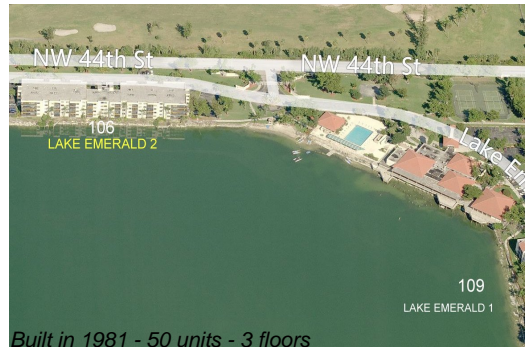
Market Information



Lake Emerald 2:	\$197/sq. ft.	Oakland Park:	\$226/sq. ft.
Oakland Park:	\$226/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Lake Emerald 2	4%
Oakland Park	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Lake Emerald 2	77 days
Oakland Park	63 days
Broward	72 days