

Unit 2861 Somerset Dr # 317 - Somerset at Lauderdale Lakes 1 to 8

2861 Somerset Dr # 317 - 2801 Somerset Dr, Lauderdale Lakes, FL, Broward 33311

Unit Information

MLS Number:	RX-11000493
Status:	Active
Size:	748 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	
List Price:	\$119,000
List PPSF:	\$159
Valuated Price:	\$96,000
Valuated PPSF:	\$128

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:	23
Building inventory for sale:	3%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	7

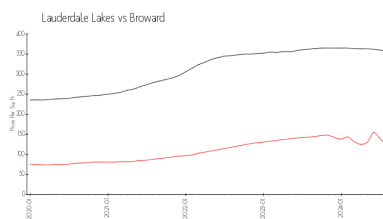
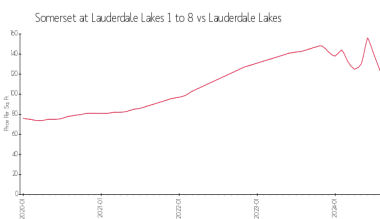
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
411	865 sq ft	Oct 2024	\$135,000	\$156
306	748 sq ft	Sep 2024	\$81,000	\$108
311	865 sq ft	Sep 2024	\$159,000	\$184
405	748 sq ft	Aug 2024	\$90,000	\$120
409	865 sq ft	Aug 2024	\$105,000	\$121
401	865 sq ft	Aug 2024	\$113,153	\$131

Market Information



Somerset at Lauderdale Lakes 1 to 8: \$128/sq. ft.

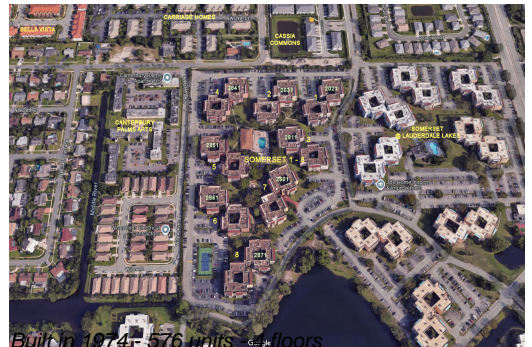
Lauderdale Lakes: \$122/sq. ft.

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Broward: \$351/sq. ft.

Inventory for Sale

Somerset at Lauderdale Lakes 1 to 8	4%
Lauderdale Lakes	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Somerset at Lauderdale Lakes 1 to 8	71 days
Lauderdale Lakes	71 days
Broward	72 days