

Unit 3450 Blue Lake Dr # 204 - Blue Lake Apts (A,B,C,D&E)

3450 Blue Lake Dr # 204 - 3400 Blue Lake Dr, Pompano Beach, FL, Broward 33064

Unit Information

MLS Number: RX-11136066
 Status: Active
 Size: 850 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 2+ Spaces,Open
 View:
 List Price: \$163,000
 List PPSF: \$192
 Valuated Price: \$152,000
 Valuated PPSF: \$179

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: 7
 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

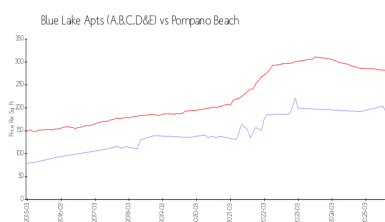
Blue Lake Apt Condo
 3500 Blue Lake Dr
 Pompano Beach, FL 33064
 (954) 941-3387

<https://>

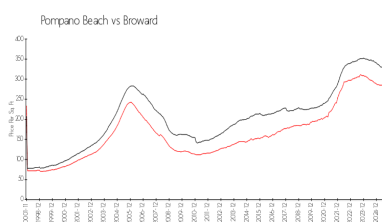
Recent Sales

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) 5%
 Pompano Beach 3%



Broward	4%
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Avg. Time to Close Over Last 12 Months

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