

Unit 411 - Lake Emerald 4

411 - 105 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

MLS Number:	F10389421
Status:	Pending
Size:	1,250 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	Other View
List Price:	\$219,000
List PPSF:	\$175
Valuated Price:	\$231,000
Valuated PPSF:	\$185

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:	106
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

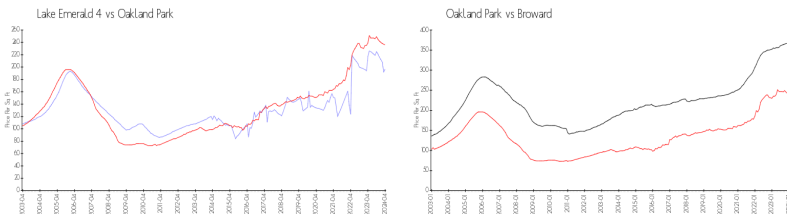
Lake Emerald
954 - 484 - 1786

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,250 sq ft	Mar 2024	\$250,000	\$200
308	990 sq ft	Oct 2023	\$227,000	\$229
616	1,300 sq ft	Aug 2023	\$295,000	\$227
410	990 sq ft	Jun 2023	\$230,000	\$232
816	1,300 sq ft	May 2023	\$282,500	\$217

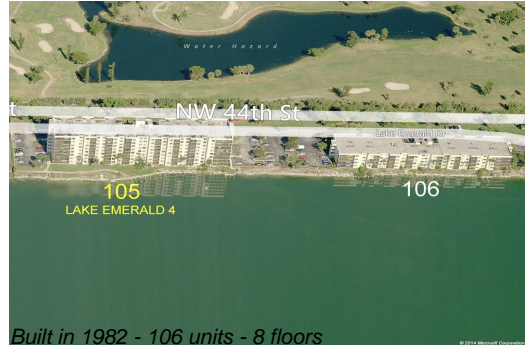
Market Information



Lake Emerald 4:	\$197/sq. ft.	Oakland Park:	\$236/sq. ft.
Oakland Park:	\$236/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Lake Emerald 4	30 days
Oakland Park	47 days
Broward	67 days