

# Unit 304 - Lake Emerald 2

304 - 106 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: F10416500  
 Status: Active  
 Size: 1,250 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Lake  
 List Price: \$249,900  
 List PPSF: \$200  
 Valuated Price: \$266,000  
 Valuated PPSF: \$213

*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: 3  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

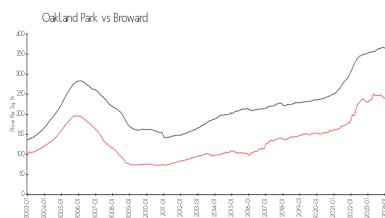
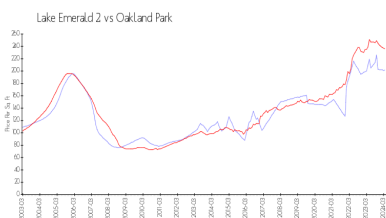
Lake Emerald  
 954 - 484 - 1786

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 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 |
| 412    | 1,250 sq ft | Jun 2023     | \$273,000  | \$218 |

## Market Information

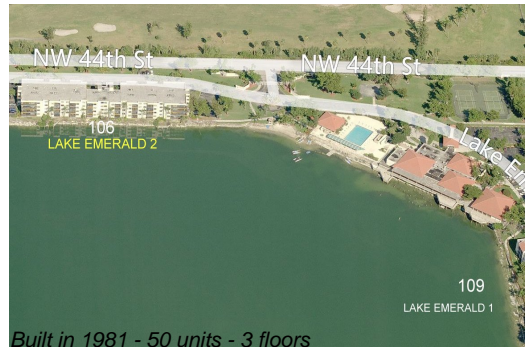


Lake Emerald 2: \$202/sq. ft.  
 Oakland Park: \$236/sq. ft.

Oakland Park: \$236/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Lake Emerald 2: 6%  
 Oakland Park: 4%  
 Broward: 4%



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

|                |         |
|----------------|---------|
| Lake Emerald 2 | 42 days |
| Oakland Park   | 47 days |
| Broward        | 67 days |