

Unit 111 Lake Emerald Dr # 409 - Lake Emerald 3

111 Lake Emerald Dr # 409 - 111 Lake Emerald Dr, Oakland Park, FL, Broward 33309

Unit Information

| | |
|-----------------|--|
| MLS Number: | F10424876 |
| Status: | Active Under Contract |
| Size: | 920 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | Lake |
| List Price: | \$199,000 |
| List PPSF: | \$216 |
| Valuated Price: | \$235,000 |
| Valuated PPSF: | \$255 |

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: | 70 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 1 |
| Building inventory for sale: | 1% |
| 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

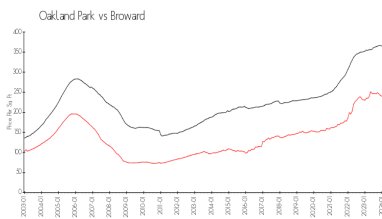
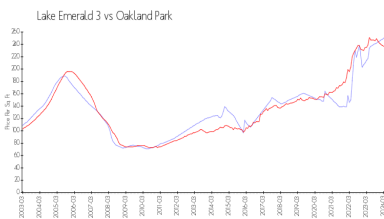
Lake Emerald
954 - 484 - 1786

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 303 | 920 sq ft | Mar 2024 | \$255,000 | \$277 |
| 205 | 1,120 sq ft | Jun 2023 | \$222,000 | \$198 |
| 307 | 920 sq ft | Jun 2023 | \$240,000 | \$261 |
| 109 | 920 sq ft | Jun 2023 | \$214,500 | \$233 |
| 109 | 920 sq ft | Jun 2023 | \$230,000 | \$250 |

Market Information

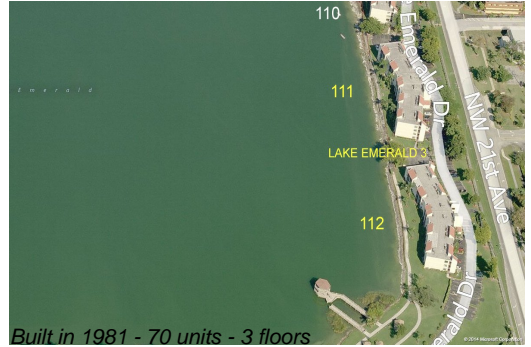


Lake Emerald 3: \$251/sq. ft.
Oakland Park: \$236/sq. ft.

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

Inventory for Sale

| | |
|----------------|----|
| Lake Emerald 3 | 1% |
| Oakland Park | 4% |



Broward

4%

Avg. Time to Close Over Last 12 Months

Lake Emerald 3

26 days

Oakland Park

47 days

Broward

67 days