

# Unit 508 - Lake Emerald 4

508 - 105 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: F10435679  
 Status: Active  
 Size: 990 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Lake  
 List Price: \$230,000  
 List PPSF: \$232  
 Valuated Price: \$203,000  
 Valuated PPSF: \$205

*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

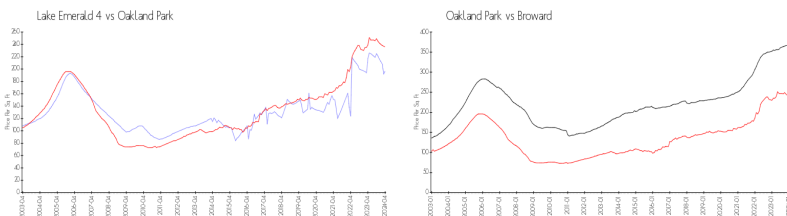
Lake Emerald  
 954 - 484 - 1786

<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