

# Unit 213 - Lake Emerald 2

213 - 106 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number:	OM667047
Status:	ACTIVE
Size:	1,250 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	
View:	
List Price:	\$270,000
List PPSF:	\$216
Valuated Price:	\$229,000
Valuated PPSF:	\$183

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

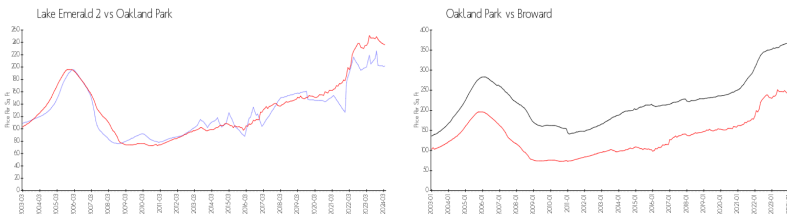
Lake Emerald  
954 - 484 - 1786

<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

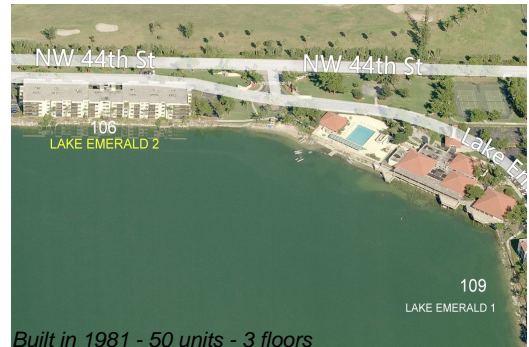
## Market Information



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	46 days
Oakland Park	47 days
Broward	67 days