

# Unit 210 - Lake Emerald 2

210 - 106 Lake Emerald Dr, Oakland Park, FL, Broward 33309

## Unit Information

MLS Number: A11568561  
 Status: Active  
 Size: 990 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$245,000  
 List PPSF: \$247  
 Valuated Price: \$208,000  
 Valuated PPSF: \$210

*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: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Building Association Information

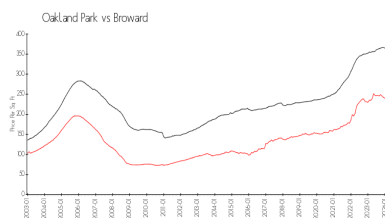
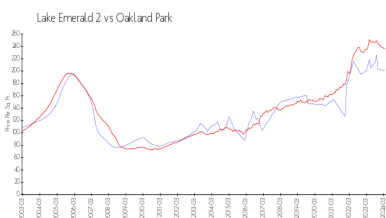
Lake Emerald  
 954 - 484 - 1786

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

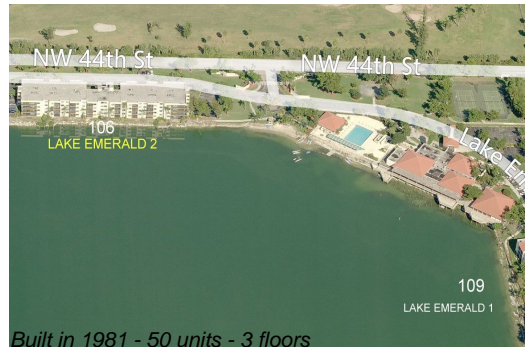


Lake Emerald 2: \$202/sq. ft.  
 Oakland Park: \$236/sq. ft.

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