

Unit 309 - 1350 - Sheridan East Condo

309 - 1350 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: A11536150
 Status: Active
 Size: 1,020 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Guest Parking
 View:
 List Price: \$323,900
 List PPSF: \$318
 Valuated Price: \$291,000
 Valuated PPSF: \$285

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: 144
 Number of active listings for rent: 4
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 6

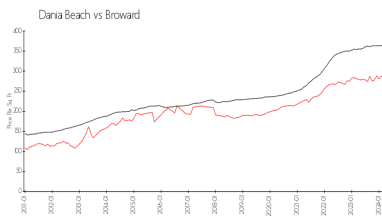
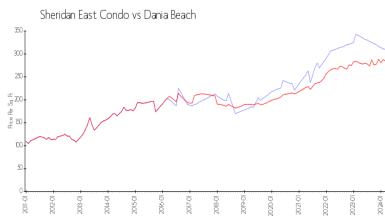
Building Association Information

Sheridan East Condo Association
 (954) 925-2002

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,022 sq ft	Apr 2024	\$290,000	\$284
211	727 sq ft	Apr 2024	\$210,000	\$289
403	1,020 sq ft	Mar 2024	\$345,000	\$338
403	1,020 sq ft	Mar 2024	\$360,000	\$353
212	700 sq ft	Mar 2024	\$238,000	\$340

Market Information



Sheridan East Condo: \$305/sq. ft.
 Dania Beach: \$280/sq. ft.
 Dania Beach: \$280/sq. ft.
 Broward: \$348/sq. ft.

Inventory for Sale

Sheridan East Condo: 3%
 Dania Beach: 2%
 Broward: 3%

Avg. Time to Close Over Last 12 Months



Sheridan East Condo
Dania Beach
Broward

43 days
60 days
67 days