

Unit 408 - 1350 - Sheridan East Condo

408 - 1350 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11552065 |
| Status: | Active |
| Size: | 1,022 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$325,000 |
| List PPSF: | \$318 |
| Valuated Price: | \$325,000 |
| Valuated PPSF: | \$318 |

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

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|--|-----|
| Number of units: | 144 |
| Number of active listings for rent: | 4 |
| Number of active listings for sale: | 3 |
| 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 |

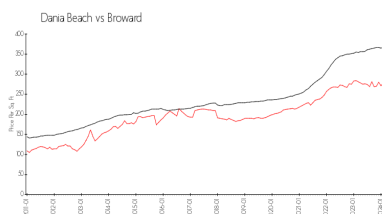
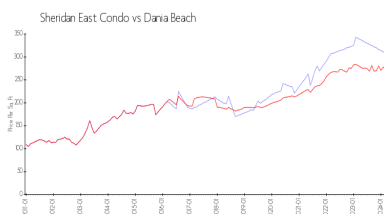
Building Association Information

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: | \$268/sq. ft. |
| Dania Beach: | \$268/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|---------------------|----|
| Sheridan East Condo | 2% |
| Dania Beach | 2% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Sheridan East Condo
Dania Beach
Broward

36 days
61 days
67 days