

# Unit 209 - 1450 - Sheridan East Condo

209 - 1450 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: A11555748  
 Status: Active  
 Size: 1,020 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking, Guest Parking  
 View:  
 List Price: \$295,000  
 List PPSF: \$289  
 Valuated Price: \$273,000  
 Valuated PPSF: \$268

*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

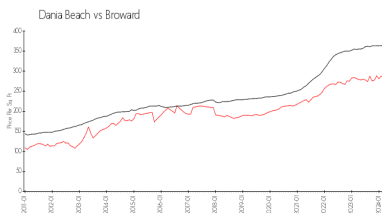
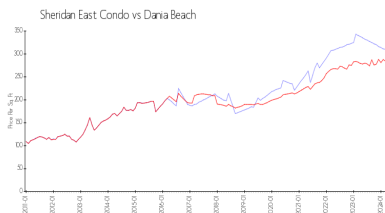
## Building Association Information

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