

# Unit 431 SE 3rd St # 403 - Meadowbrook Lakes view (A to N)

431 SE 3rd St # 403 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: A11568365  
 Status: Active  
 Size: 1,190 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$319,000  
 List PPSF: \$268  
 Valuated Price: \$245,000  
 Valuated PPSF: \$206

*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: 680  
 Number of active listings for rent: 0  
 Number of active listings for sale: 32  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 7

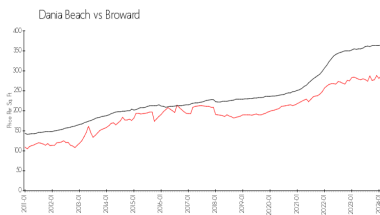
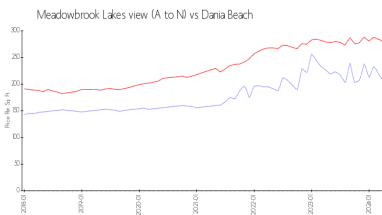
## Building Association Information

Meadowbrook Lakes View  
 Condominium Association  
 250 Se 5th Avenue  
 Dania, FL  
 (954) 921-2311

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,190 sq ft	Apr 2024	\$230,000	\$193
507	1,190 sq ft	Apr 2024	\$250,000	\$210
201	1,190 sq ft	Apr 2024	\$235,000	\$197
105	1,190 sq ft	Feb 2024	\$261,000	\$219
307	1,190 sq ft	Feb 2024	\$258,000	\$217
307	1,190 sq ft	Feb 2024	\$305,000	\$256

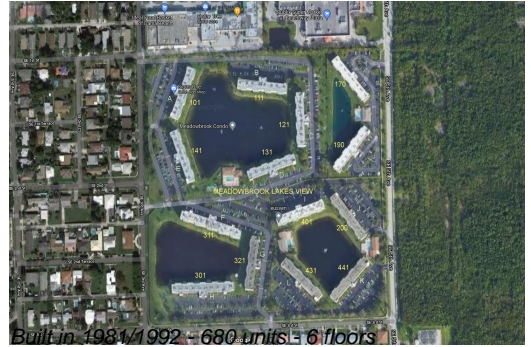
## Market Information



Meadowbrook Lakes \$205/sq. ft.  
 view (A to N):  
 Dania Beach: \$280/sq. ft.

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 Broward: \$348/sq. ft.

## Inventory for Sale



Meadowbrook Lakes view (A to N)	5%
Dania Beach	2%
Broward	3%

**Avg. Time to Close Over Last 12 Months**

Meadowbrook Lakes view (A to N)	69 days
Dania Beach	60 days
Broward	67 days