

Unit 101 - 1350 - Sheridan East Condo

101 - 1350 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: A11611710
 Status: Active
 Size: 727 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$255,000
 List PPSF: \$351
 Valuated Price: \$220,000
 Valuated PPSF: \$303

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: 7
 Number of sales over the last 3 months: 1

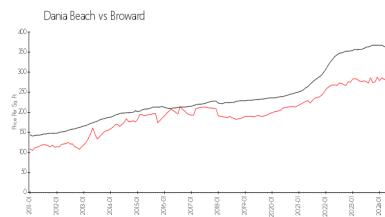
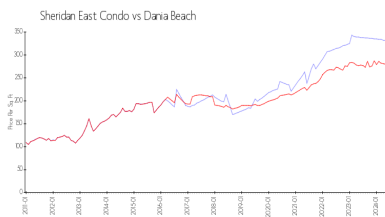
Building Association Information

Sheridan East Condo Association
 (954) 925-2002

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	700 sq ft	Jun 2024	\$252,500	\$361
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

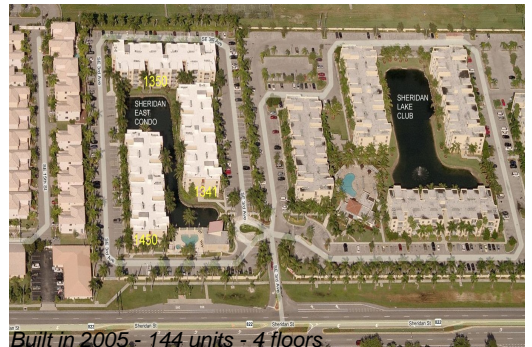
Market Information



Sheridan East Condo:	\$332/sq. ft.	Dania Beach:	\$280/sq. ft.
Dania Beach:	\$280/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Sheridan East Condo: 3%
 Dania Beach: 2%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Sheridan East Condo	42 days
Dania Beach	74 days
Broward	70 days