

Unit 305 - 1450 - Sheridan East Condo

305 - 1450 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: A11652606
 Status: Active
 Size: 1,020 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking
 View:
 List Price: \$299,000
 List PPSF: \$293
 Valuated Price: \$265,000
 Valuated PPSF: \$260

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: 11
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 0

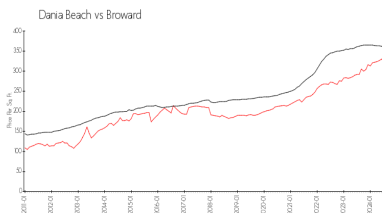
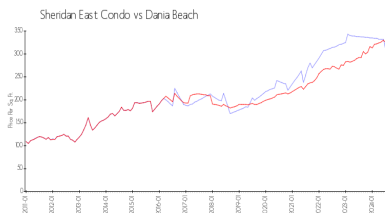
Building Association Information

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



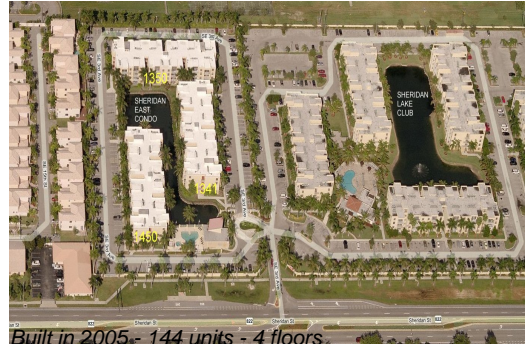
Sheridan East Condo:	\$295/sq. ft.	Dania Beach:	\$330/sq. ft.
Dania Beach:	\$330/sq. ft.	Broward:	\$352/sq. ft.

Inventory for Sale

Sheridan East Condo: 8%
 Dania Beach: 3%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Sheridan East Condo: 42 days



Dania Beach
Broward

74 days
72 days