

Unit 311 SE 3rd St # 404 - Meadowbrook Lakes view (A to N)

311 SE 3rd St # 404 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: A11658411
 Status: Active
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$238,000
 List PPSF: \$200
 Valuated Price: \$275,000
 Valuated PPSF: \$231

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: 28
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 4

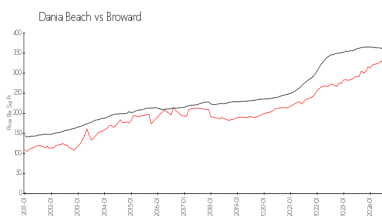
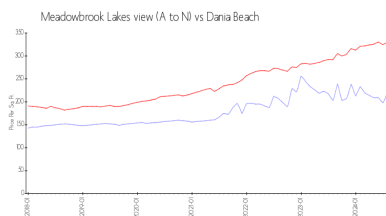
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,190 sq ft	Sep 2024	\$238,000	\$200
503	1,190 sq ft	Sep 2024	\$230,000	\$193
207	1,190 sq ft	Jul 2024	\$232,000	\$195
407	1,190 sq ft	Jun 2024	\$270,000	\$227
207	1,190 sq ft	Jun 2024	\$242,000	\$203
205	1,190 sq ft	Jun 2024	\$228,000	\$192

Market Information

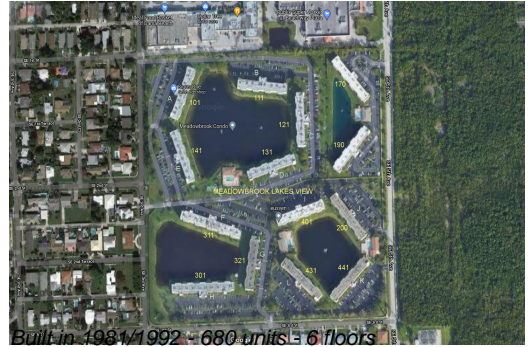


Meadowbrook Lakes view (A to N): \$229/sq. ft.
 Dania Beach: \$330/sq. ft.

Dania Beach: \$330/sq. ft.
 Broward: \$352/sq. ft.

Inventory for Sale

Meadowbrook Lakes view (A to N) 4%
 Dania Beach 3%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Meadowbrook Lakes view (A to N)	92 days
Dania Beach	74 days
Broward	72 days