

Unit 141 SE 3rd Ave # 203 - Meadowbrook Lakes view (A to N)

141 SE 3rd Ave # 203 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: A11670706
 Status: Active Under Contract
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Guest Parking
 View:
 List Price: \$240,000
 List PPSF: \$202
 Valuated Price: \$271,000
 Valuated PPSF: \$228

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: 38
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 5

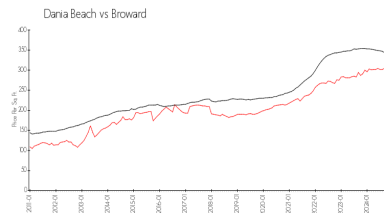
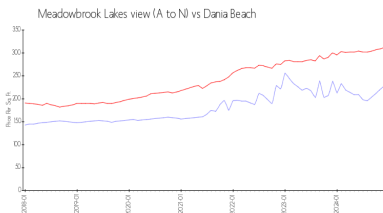
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 204 | 1,190 sq ft | Jan 2025 | \$208,000 | \$175 |
| 208 | 1,190 sq ft | Dec 2024 | \$269,000 | \$226 |
| 608 | 1,190 sq ft | Sep 2024 | \$240,000 | \$202 |
| 304 | 1,190 sq ft | Sep 2024 | \$238,000 | \$200 |
| 503 | 1,190 sq ft | Sep 2024 | \$230,000 | \$193 |

Market Information

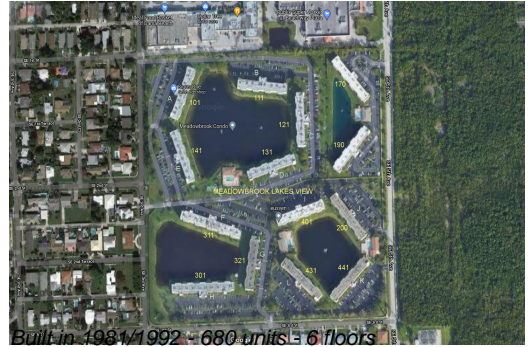


Meadowbrook Lakes \$231/sq. ft.
 view (A to N):
 Dania Beach: \$312/sq. ft.

Dania Beach: \$312/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Meadowbrook Lakes view (A to N) 6%
 Dania Beach 4%
 Broward 5%



Avg. Time to Close Over Last 12 Months

| | |
|---------------------------------|---------|
| Meadowbrook Lakes view (A to N) | 93 days |
| Dania Beach | 76 days |
| Broward | 78 days |