

Unit 431 SE 3rd St # 207 - Meadowbrook Lakes view (A to N)

431 SE 3rd St # 207 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: A11671125
 Status: Active
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$329,999
 List PPSF: \$277
 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

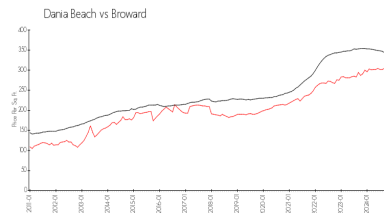
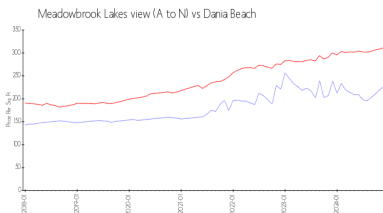
Building Association Information

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

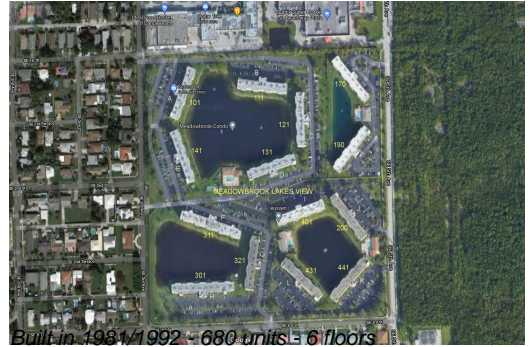


Meadowbrook Lakes \$231/sq. ft.
 view (A to N):
 Dania Beach: \$312/sq. ft.

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