

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:	\$202,000
Valuated PPSF:	\$170

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:	36
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

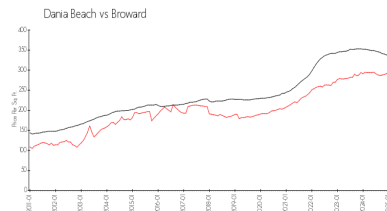
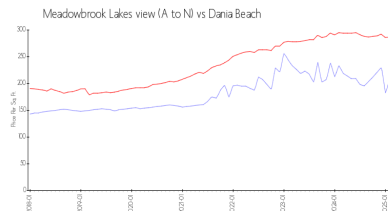
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
605	1,190 sq ft	Mar 2025	\$210,000	\$176
206	1,190 sq ft	Feb 2025	\$245,000	\$206
203	1,190 sq ft	Jan 2025	\$220,000	\$185
204	1,190 sq ft	Jan 2025	\$208,000	\$175
208	1,190 sq ft	Dec 2024	\$269,000	\$226

Market Information

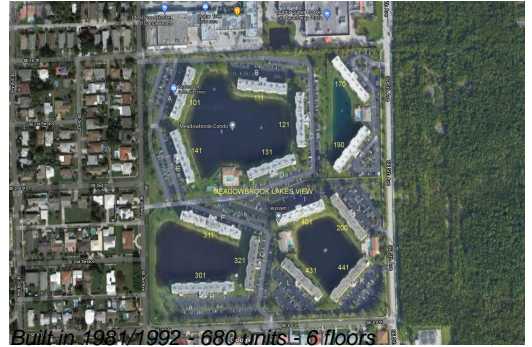


Meadowbrook Lakes \$172/sq. ft.
view (A to N):
Dania Beach: \$279/sq. ft.

Dania Beach: \$279/sq. ft.
Broward: \$324/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

Meadowbrook Lakes view (A to N)	115 days
Dania Beach	97 days
Broward	84 days