

Unit 131 SE 3rd Ave # 305 - Meadowbrook Lakes view (A to N)

131 SE 3rd Ave # 305 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: A11684212
 Status: Active
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$249,000
 List PPSF: \$209
 Valuated Price: \$236,000
 Valuated PPSF: \$198

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: 32
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 25
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 6

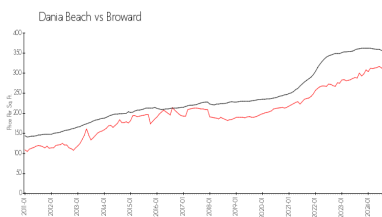
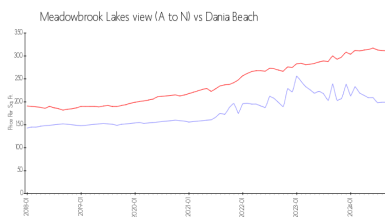
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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

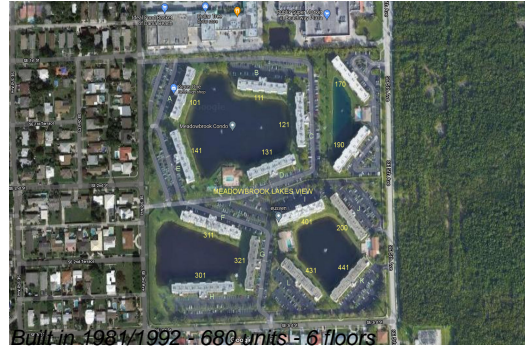


Meadowbrook Lakes \$199/sq. ft.
 view (A to N):
 Dania Beach: \$311/sq. ft.

Dania Beach: \$311/sq. ft.
 Broward: \$339/sq. ft.

Inventory for Sale

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



Broward

4%

Avg. Time to Close Over Last 12 Months

Meadowbrook Lakes view (A to N)

89 days

Dania Beach

72 days

Broward

74 days