

# Unit 431 SE 3rd St # 502 - Meadowbrook Lakes view (A to N)

431 SE 3rd St # 502 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: A11696573  
 Status: Active  
 Size: 1,190 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Not Assigned  
 View:  
 Rental Price: \$2,400  
 List PPSF: \$2  
 Valuated Price: \$280,000  
 Valuated PPSF: \$235

*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.*

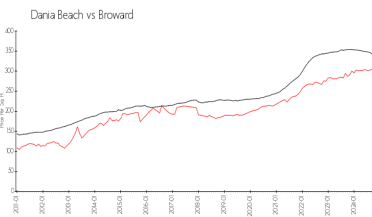
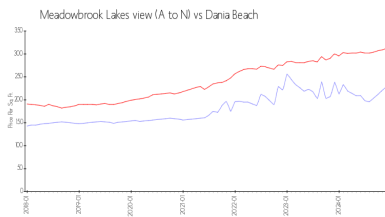
## Building Information

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

## Market Information



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

