

# Unit 301 - 1341 - Sheridan East Condo

301 - 1341 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number:	A11728079
Status:	Active
Size:	727 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	
List Price:	\$248,000
List PPSF:	\$341
Valuated Price:	\$173,000
Valuated PPSF:	\$238

*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:	144
Number of active listings for rent:	4
Number of active listings for sale:	7
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

## Building Association Information

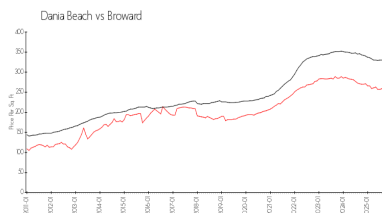
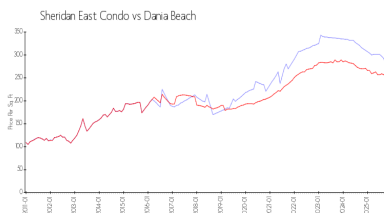
Sheridan East Condo Association  
(954) 925-2002

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,020 sq ft	Sep 2025	\$260,000	\$255
202	700 sq ft	Jul 2025	\$225,000	\$321
303	1,020 sq ft	Mar 2025	\$285,000	\$279

## Market Information



Sheridan East Condo:	\$256/sq. ft.	Dania Beach:	\$251/sq. ft.
Dania Beach:	\$251/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Sheridan East Condo	5%
Dania Beach	3%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Sheridan East Condo	47 days
Dania Beach	88 days



Broward

88 days