

Unit 405 - 1350 - Sheridan East Condo

405 - 1350 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

Unit Information

MLS Number:	A11889332
Status:	Active
Size:	1,020 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$395,000
List PPSF:	\$387
Valuated Price:	\$246,000
Valuated PPSF:	\$241

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:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Building Association Information

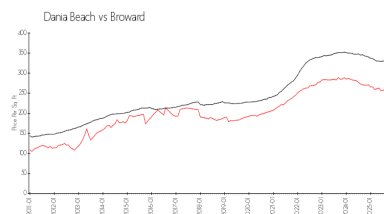
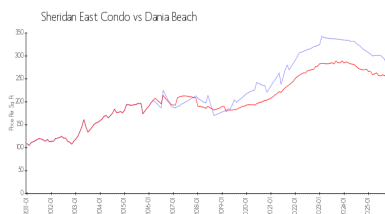
Sheridan East Condo Association
(954) 925-2002

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
404	1,020 sq ft	Dec 2025	\$280,000	\$275
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	45 days
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Dania Beach
Broward

86 days
88 days