

Unit 1025 SE 3rd Ave # 401 - Meadowbrook Lakes Apartments (1-19)

1025 SE 3rd Ave # 401 - 201-425 SE 11 Ter, Dania Beach, FL, Broward 33004

Unit Information

MLS Number:	A11917965
Status:	Active
Size:	1,144 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$249,900
List PPSF:	\$218
Valuated Price:	\$202,000
Valuated PPSF:	\$177

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:	556
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	2%
Number of sales over the last 12 months:	37
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	11

Building Association Information

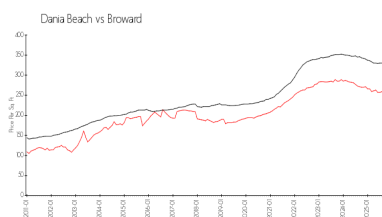
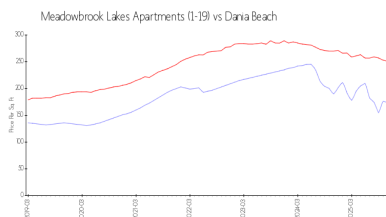
MeadowBrook Lakes Condo Association
315 SE 3rd St
Dania Beach, FL 33004
+1 (954) 923-6066

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
302	1,144 sq ft	Dec 2025	\$177,500	\$155
207	1,144 sq ft	Dec 2025	\$275,000	\$240
106		Dec 2025	\$285,000	
407	1,144 sq ft	Dec 2025	\$299,900	\$262
402	1,144 sq ft	Nov 2025	\$202,000	\$177
303	1,144 sq ft	Nov 2025	\$200,000	\$175

Market Information



Meadowbrook Lakes \$174/sq. ft.
Apartments (1-19):
Dania Beach: \$251/sq. ft.

Dania Beach: \$251/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Meadowbrook Lakes Apartments (1-19) 3%



Dania Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Meadowbrook Lakes Apartments (1-19)	102 days
Dania Beach	86 days
Broward	88 days