

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:	A11950000
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$200,000
List PPSF:	\$168
Valuated Price:	\$210,000
Valuated PPSF:	\$176

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:	33
Building inventory for sale:	4%
Number of sales over the last 12 months:	31
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	11

Building Association Information

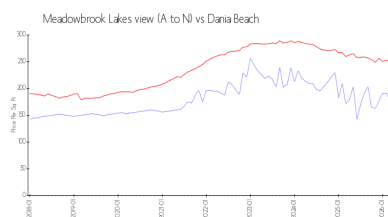
Meadowbrook Lakes View
Condominium Association
250 Se 5th Avenue
Dania, FL
(954) 921-2311

<https://>

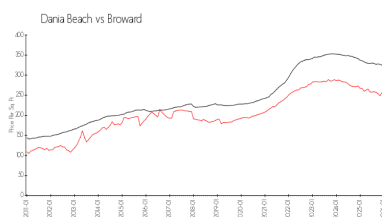
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,190 sq ft	Mar 2026	\$240,000	\$202
208	1,190 sq ft	Mar 2026	\$260,000	\$218
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309	1,190 sq ft	Feb 2026	\$205,000	\$172
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402	1,190 sq ft	Feb 2026	\$220,000	\$185
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304	1,190 sq ft	Feb 2026	\$255,000	\$214

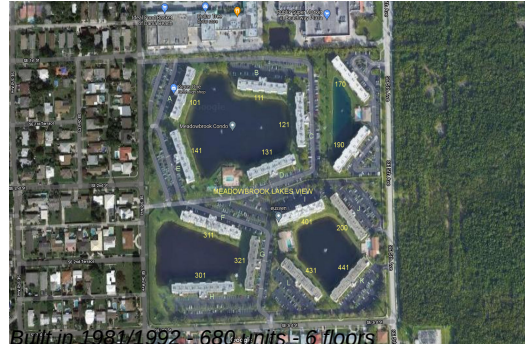
Market Information



Meadowbrook Lakes \$177/sq. ft.
view (A to N):
Dania Beach: \$254/sq. ft.



Dania Beach: \$254/sq. ft.
Broward: \$306/sq. ft.



Inventory for Sale

Meadowbrook Lakes view (A to N)	5%
Dania Beach	4%
Broward	6%

Avg. Time to Close Over Last 12 Months

Meadowbrook Lakes view (A to N)	88 days
Dania Beach	84 days
Broward	89 days