

Unit 101 SE 3rd Ave # 605 - Meadowbrook Lakes view (A to N)

101 SE 3rd Ave # 605 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: B26006583
 Status: Active
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Guest
 View: Lake
 List Price: \$265,000
 List PPSF: \$223
 Valuated Price: \$216,000
 Valuated PPSF: \$182

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

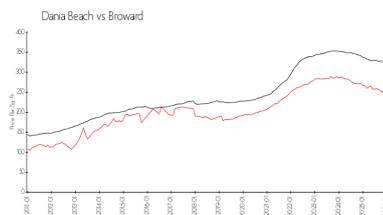
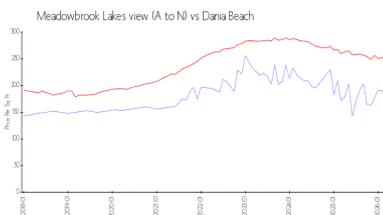
Meadowbrook Lakes View
 Condominium Association
 250 Se 5th Avenue
 Dania, FL
 (954) 921-2311

<https://>

Recent Sales

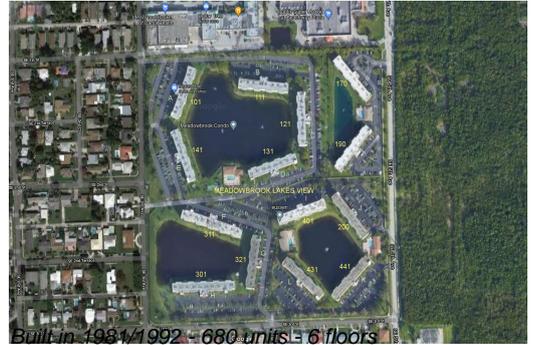
Unit #	Size	Closing Date	Sale Price	PPSF
301	1,190 sq ft	Mar 2026	\$240,000	\$202
208	1,190 sq ft	Mar 2026	\$260,000	\$218
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309	1,190 sq ft	Feb 2026	\$205,000	\$172
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402	1,190 sq ft	Feb 2026	\$220,000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