

# Unit 131 SE 3rd Ave # 404 - Meadowbrook Lakes view (A to N)

131 SE 3rd Ave # 404 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number:	F10406385
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking, Guest Parking
View:	Lake
List Price:	\$274,900
List PPSF:	\$231
Valuated Price:	\$245,000
Valuated PPSF:	\$206

*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:	32
Building inventory for sale:	4%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

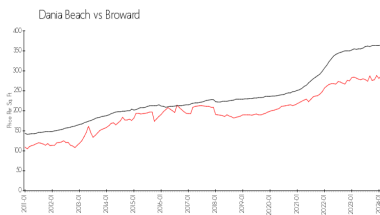
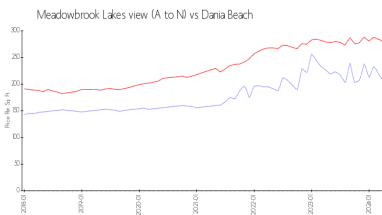
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	1,190 sq ft	Apr 2024	\$230,000	\$193
507	1,190 sq ft	Apr 2024	\$250,000	\$210
201	1,190 sq ft	Apr 2024	\$235,000	\$197
105	1,190 sq ft	Feb 2024	\$261,000	\$219
307	1,190 sq ft	Feb 2024	\$258,000	\$217
307	1,190 sq ft	Feb 2024	\$305,000	\$256

## Market Information



Meadowbrook Lakes \$205/sq. ft.  
 view (A to N):  
 Dania Beach: \$280/sq. ft.

Dania Beach: \$280/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale



Meadowbrook Lakes view (A to N)	5%
Dania Beach	2%
Broward	3%

**Avg. Time to Close Over Last 12 Months**

Meadowbrook Lakes view (A to N)	69 days
Dania Beach	60 days
Broward	67 days