

# Unit 402 - 1341 - Sheridan East Condo

402 - 1341 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: F10419455  
 Status: Active  
 Size: 700 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking  
 View: Lagoon, Water View  
 List Price: \$264,900  
 List PPSF: \$378  
 Valuated Price: \$233,000  
 Valuated PPSF: \$333

*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: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 6

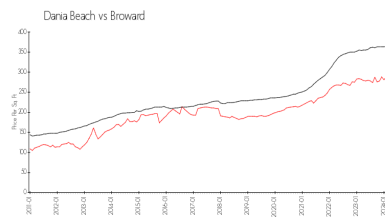
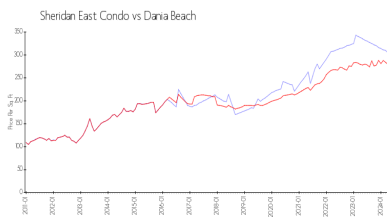
## Building Association Information

Sheridan East Condo Association  
 (954) 925-2002

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
206	1,022 sq ft	Apr 2024	\$290,000	\$284
211	727 sq ft	Apr 2024	\$210,000	\$289
403	1,020 sq ft	Mar 2024	\$345,000	\$338
403	1,020 sq ft	Mar 2024	\$360,000	\$353
212	700 sq ft	Mar 2024	\$238,000	\$340

## Market Information



Sheridan East Condo: \$305/sq. ft.  
 Dania Beach: \$280/sq. ft.  
 Dania Beach: \$280/sq. ft.  
 Broward: \$348/sq. ft.

## Inventory for Sale

Sheridan East Condo: 3%  
 Dania Beach: 2%  
 Broward: 3%



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

Sheridan East Condo	43 days
Dania Beach	60 days
Broward	67 days