

Unit 311 SE 3rd St # 304 - Meadowbrook Lakes view (A to N)

311 SE 3rd St # 304 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: F10427852
 Status: Active
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space
 View: Water View
 List Price: \$270,000
 List PPSF: \$227
 Valuated Price: \$243,000
 Valuated PPSF: \$204

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

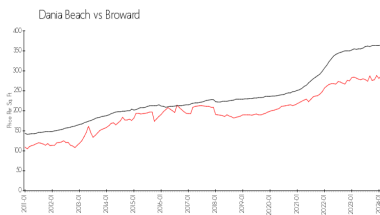
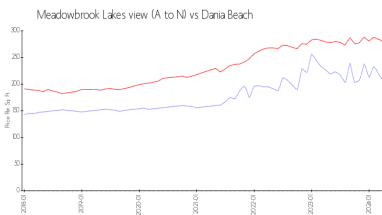
Building Association Information

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