

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:	F10446057
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:	\$299,000
List PPSF:	\$251
Valuated Price:	\$250,000
Valuated PPSF:	\$210

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:	28
Building inventory for sale:	4%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

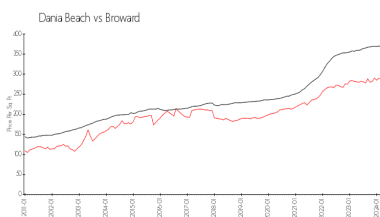
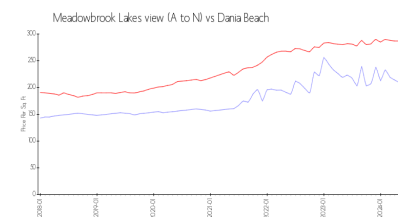
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
207	1,190 sq ft	Jun 2024	\$242,000	\$203
205	1,190 sq ft	Jun 2024	\$228,000	\$192
403	1,190 sq ft	May 2024	\$259,700	\$218
407	1,190 sq ft	May 2024	\$240,000	\$202
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

Market Information



Meadowbrook Lakes view (A to N): \$209/sq. ft.
 Dania Beach: \$287/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale



Meadowbrook Lakes view (A to N)	4%
Dania Beach	2%
Broward	4%

Avg. Time to Close Over Last 12 Months

Meadowbrook Lakes view (A to N)	87 days
Dania Beach	72 days
Broward	69 days