

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:	\$275,000
Valuated PPSF:	\$231

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:	29
Building inventory for sale:	4%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	4

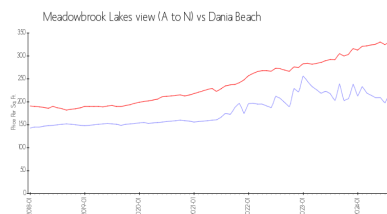
Building Association Information

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

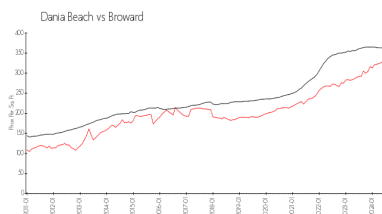
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
304	1,190 sq ft	Sep 2024	\$238,000	\$200
503	1,190 sq ft	Sep 2024	\$230,000	\$193
207	1,190 sq ft	Jul 2024	\$232,000	\$195
407	1,190 sq ft	Jun 2024	\$270,000	\$227
207	1,190 sq ft	Jun 2024	\$242,000	\$203
205	1,190 sq ft	Jun 2024	\$228,000	\$192

Market Information



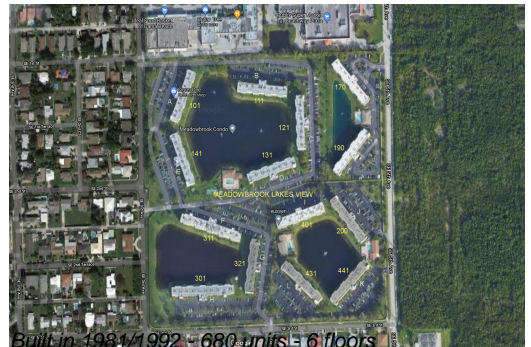
Meadowbrook Lakes view (A to N): \$229/sq. ft.
Dania Beach: \$330/sq. ft.



Dania Beach: \$330/sq. ft.
Broward: \$351/sq. ft.

Inventory for Sale

Meadowbrook Lakes view (A to N)	4%
Dania Beach	3%
Broward	4%



Avg. Time to Close Over Last 12 Months

Meadowbrook Lakes view (A to N)	92 days
Dania Beach	74 days
Broward	72 days