

# Unit 431 SE 3rd St # 503 - Meadowbrook Lakes view (A to N)

431 SE 3rd St # 503 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: F10447681  
 Status: Active  
 Size: 1,190 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Guest Parking  
 View: Lake  
 List Price: \$238,000  
 List PPSF: \$200  
 Valuated Price: \$260,000  
 Valuated PPSF: \$218

*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: 23  
 Number of sales over the last 6 months: 12  
 Number of sales over the last 3 months: 6

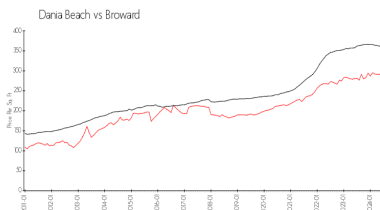
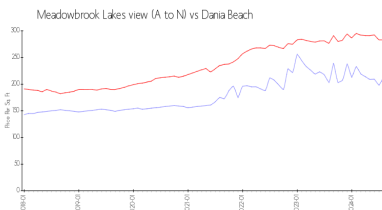
## Building Association Information

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	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
403	1,190 sq ft	May 2024	\$259,700	\$218
407	1,190 sq ft	May 2024	\$240,000	\$202

## Market Information



Meadowbrook Lakes \$215/sq. ft.  
 view (A to N):  
 Dania Beach: \$283/sq. ft.

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 Broward: \$346/sq. ft.

## Inventory for Sale



Meadowbrook Lakes view (A to N)	5%
Dania Beach	3%
Broward	4%

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

Meadowbrook Lakes view (A to N)	95 days
Dania Beach	76 days
Broward	72 days