

# Unit 101 SE 3rd Ave # 301 - Meadowbrook Lakes view (A to N)

101 SE 3rd Ave # 301 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: F10457816  
 Status: Active  
 Size: 1,190 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking, Guest Parking  
 View: Lake, Water View  
 List Price: \$250,000  
 List PPSF: \$210  
 Valuated Price: \$272,000  
 Valuated PPSF: \$229

*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: 24  
 Number of sales over the last 6 months: 14  
 Number of sales over the last 3 months: 4

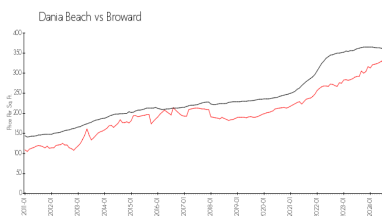
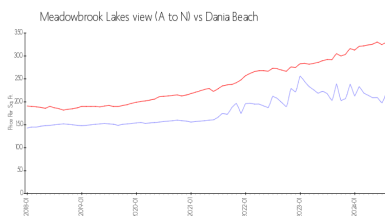
## Building Association Information

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

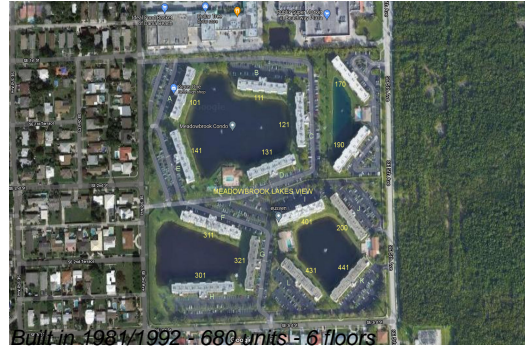


Meadowbrook Lakes view (A to N): \$229/sq. ft.  
 Dania Beach: \$330/sq. ft.

Dania Beach: \$330/sq. ft.  
 Broward: \$352/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