

Unit 306 - 1450 - Sheridan East Condo

306 - 1450 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: F10464125
 Status: Active
 Size: 1,022 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View: Other View, Pool Area View, Water View
 List Price: \$359,000
 List PPSF: \$351
 Valuated Price: \$352,000
 Valuated PPSF: \$344

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: 144
 Number of active listings for rent: 4
 Number of active listings for sale: 10
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

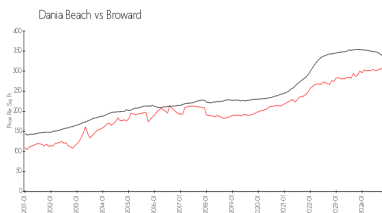
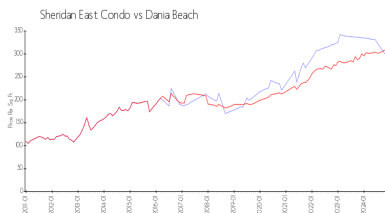
Building Association Information

Sheridan East Condo Association
 (954) 925-2002

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
104	1,020 sq ft	Dec 2024	\$257,200	\$252
402	700 sq ft	Jun 2024	\$252,500	\$361
206	1,022 sq ft	Apr 2024	\$290,000	\$284
211	727 sq ft	Apr 2024	\$210,000	\$289
403	1,020 sq ft	Mar 2024	\$345,000	\$338
403	1,020 sq ft	Mar 2024	\$360,000	\$353
212	700 sq ft	Mar 2024	\$238,000	\$340

Market Information



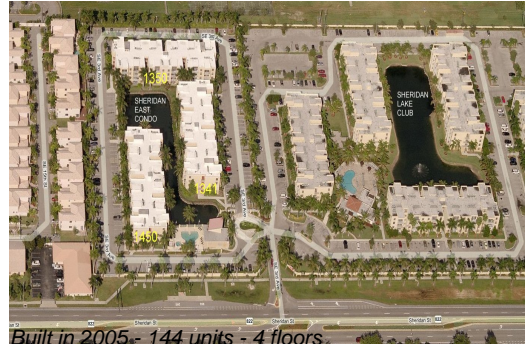
Sheridan East Condo: \$293/sq. ft.
 Dania Beach: \$312/sq. ft.
 Dania Beach: \$312/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Sheridan East Condo: 7%
 Dania Beach: 4%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Sheridan East Condo: 49 days



Dania Beach
Broward

76 days
78 days