

# Unit 131 SE 3rd Ave # 304 - Meadowbrook Lakes view (A to N)

131 SE 3rd Ave # 304 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number:	F10484001
Status:	Active
Size:	1,190 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$189,900
List PPSF:	\$160
Valuated Price:	\$221,000
Valuated PPSF:	\$186

*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:	27
Building inventory for sale:	3%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	5

## Building Association Information

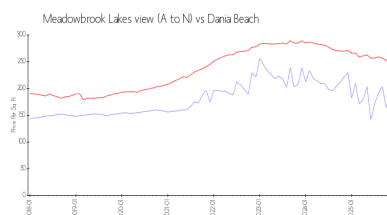
Meadowbrook Lakes View  
Condominium Association  
250 Se 5th Avenue  
Dania, FL  
(954) 921-2311

<https://>

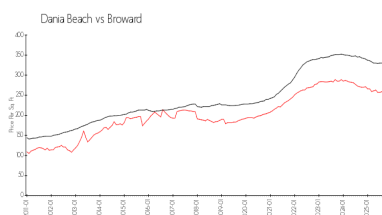
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
208	1,190 sq ft	Nov 2025	\$270,000	\$227
510	1,190 sq ft	Oct 2025	\$175,000	\$147
103	1,190 sq ft	Oct 2025	\$215,000	\$181
501	1,190 sq ft	Sep 2025	\$245,000	\$206
405	1,190 sq ft	Aug 2025	\$160,000	\$134
306	1,190 sq ft	Aug 2025	\$255,000	\$214
305	1,190 sq ft	Aug 2025	\$235,000	\$197
101	1,190 sq ft	Aug 2025	\$280,000	\$235

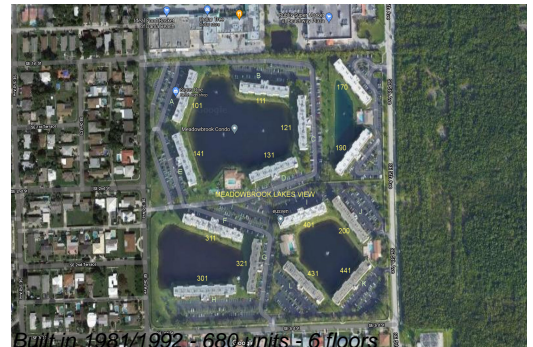
## Market Information



Meadowbrook Lakes \$186/sq. ft.  
view (A to N):  
Dania Beach: \$251/sq. ft.



Dania Beach: \$251/sq. ft.  
Broward: \$311/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)	97 days
Dania Beach	87 days
Broward	87 days