

Unit 301 SE 3rd St # 309 - Meadowbrook Lakes view (A to N)

301 SE 3rd St # 309 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: F10533761
 Status: Active
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned Parking
 View:
 List Price: \$227,500
 List PPSF: \$191
 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: 23
 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

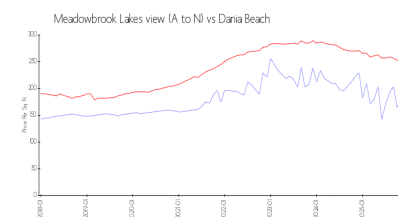
Meadowbrook Lakes View
 Condominium Association
 250 Se 5th Avenue
 Dania, FL
 (954) 921-2311

<https://>

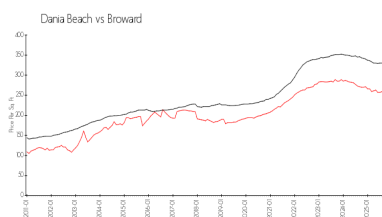
Recent Sales

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

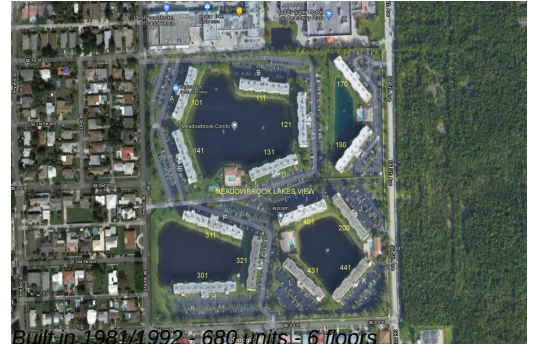
Market Information



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)	3%
Dania Beach	3%
Broward	4%

Avg. Time to Close Over Last 12 Months

Meadowbrook Lakes view (A to N)	97 days
Dania Beach	86 days
Broward	88 days