

# Unit 311 SE 3rd St # 410 - Meadowbrook Lakes view (A to N)

311 SE 3rd St # 410 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: F10540611  
 Status: Active  
 Size: 1,190 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$259,500  
 List PPSF: \$218  
 Valuated Price: \$223,000  
 Valuated PPSF: \$187

*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

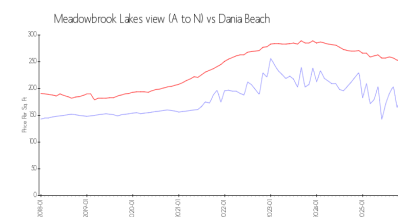
Meadowbrook Lakes View  
 Condominium Association  
 250 Se 5th Avenue  
 Dania, FL  
 (954) 921-2311

<https://>

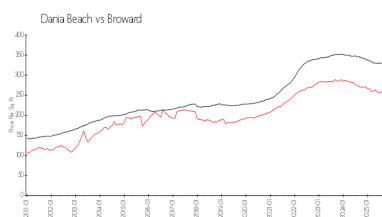
## Recent Sales

| 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 |

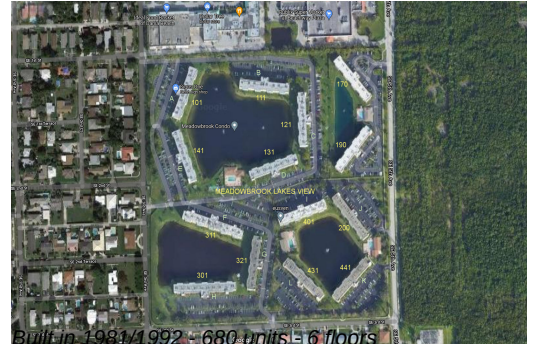
## Market Information



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 |