

# Unit 425 SE 11th Ter # 302 - Meadowbrook Lakes Apartments (1-19)

425 SE 11th Ter # 302 - 201-425 SE 11 Ter, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: F10550319  
 Status: Active  
 Size: 1,144 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Guest  
 View: Lake  
 List Price: \$295,000  
 List PPSF: \$258  
 Valuated Price: \$224,000  
 Valuated PPSF: \$196

*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: 556  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 36  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 6

## Building Association Information

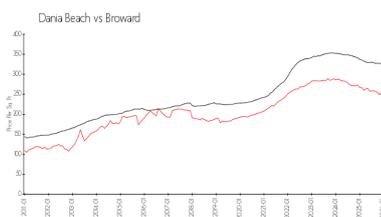
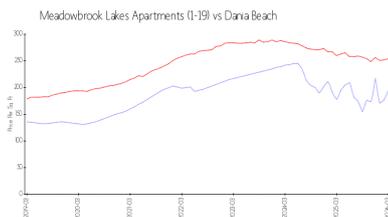
MeadowBrook Lakes Condo Association  
 315 SE 3rd St  
 Dania Beach, FL 33004  
 +1 (954) 923-6066

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	1,144 sq ft	Feb 2026	\$160,000	\$140
302	1,144 sq ft	Feb 2026	\$196,165	\$171
102	1,144 sq ft	Feb 2026	\$250,000	\$219
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302	1,144 sq ft	Jan 2026	\$196,165	\$171
403	1,144 sq ft	Jan 2026	\$160,000	\$140
205	1,144 sq ft	Jan 2026	\$190,000	\$166
206	800 sq ft	Jan 2026	\$165,000	\$206
205	1,144 sq ft	Jan 2026	\$190,000	\$166

## Market Information



Meadowbrook Lakes \$195/sq. ft.  
 Apartments (1-19):  
 Dania Beach: \$254/sq. ft.

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 Broward: \$306/sq. ft.



### **Inventory for Sale**

Meadowbrook Lakes Apartments (1-19)	4%
Dania Beach	4%
Broward	6%

### **Avg. Time to Close Over Last 12 Months**

Meadowbrook Lakes Apartments (1-19)	90 days
Dania Beach	84 days
Broward	89 days