

# Unit 301 SE 3rd St # 308 - Meadowbrook Lakes view (A to N)

301 SE 3rd St # 308 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: F10553889  
 Status: Active  
 Size: 1,190 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View: Lake  
 List Price: \$264,500  
 List PPSF: \$222  
 Valuated Price: \$210,000  
 Valuated PPSF: \$176

*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: 33  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 31  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 11

## Building Association Information

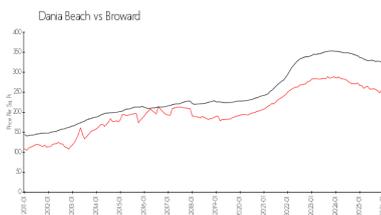
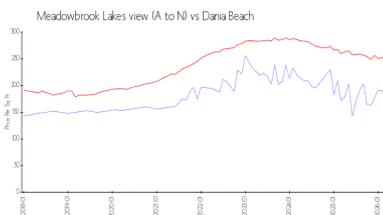
Meadowbrook Lakes View  
 Condominium Association  
 250 Se 5th Avenue  
 Dania, FL  
 (954) 921-2311

<https://>

## Recent Sales

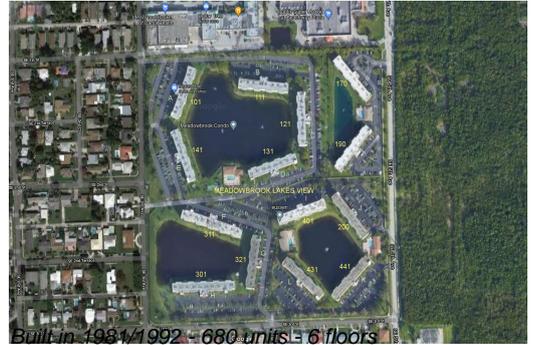
Unit #	Size	Closing Date	Sale Price	PPSF
301	1,190 sq ft	Mar 2026	\$240,000	\$202
208	1,190 sq ft	Mar 2026	\$260,000	\$218
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309	1,190 sq ft	Feb 2026	\$205,000	\$172
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402	1,190 sq ft	Feb 2026	\$220,000	\$185
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304	1,190 sq ft	Feb 2026	\$255,000	\$214

## Market Information



Meadowbrook Lakes \$177/sq. ft.  
 view (A to N):  
 Dania Beach: \$254/sq. ft.

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 Broward: \$306/sq. ft.



## **Inventory for Sale**

Meadowbrook Lakes view (A to N)	5%
Dania Beach	4%
Broward	6%

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

Meadowbrook Lakes view (A to N)	88 days
Dania Beach	84 days
Broward	89 days