

# Unit 131 SE 3rd Ave # 207 - Meadowbrook Lakes view (A to N)

131 SE 3rd Ave # 207 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | RX-10959363           |
| Status:         | Active Under Contract |
| Size:           | 1,190 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | Assigned              |
| View:           | Lake                  |
| List Price:     | \$247,000             |
| List PPSF:      | \$208                 |
| Valuated Price: | \$245,000             |
| Valuated PPSF:  | \$206                 |

*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:      | 28  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 26  |
| Number of sales over the last 6 months:  | 13  |
| Number of sales over the last 3 months:  | 7   |

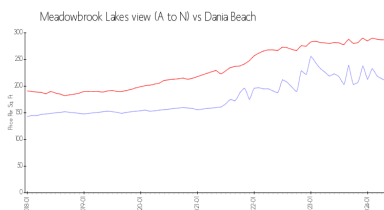
## Building Association Information

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

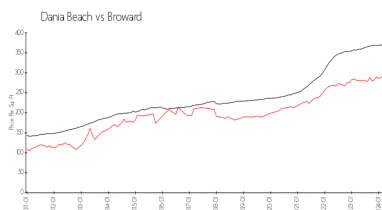
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 205    | 1,190 sq ft | Jun 2024     | \$228,000  | \$192 |
| 403    | 1,190 sq ft | May 2024     | \$259,700  | \$218 |
| 407    | 1,190 sq ft | May 2024     | \$240,000  | \$202 |
| 105    | 1,190 sq ft | Apr 2024     | \$230,000  | \$193 |
| 507    | 1,190 sq ft | Apr 2024     | \$250,000  | \$210 |
| 201    | 1,190 sq ft | Apr 2024     | \$235,000  | \$197 |

## Market Information

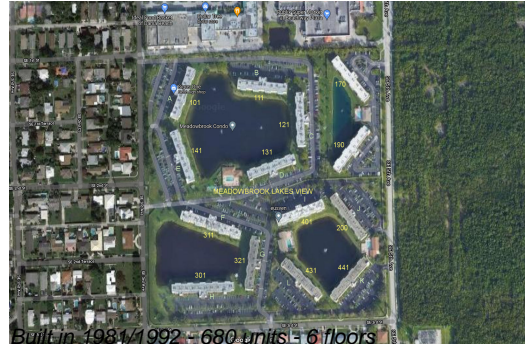


Meadowbrook Lakes \$209/sq. ft.  
view (A to N):  
Dania Beach: \$287/sq. ft.



Dania Beach: \$287/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale



|                                 |    |
|---------------------------------|----|
| Meadowbrook Lakes view (A to N) | 4% |
| Dania Beach                     | 2% |
| Broward                         | 3% |

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

|                                 |         |
|---------------------------------|---------|
| Meadowbrook Lakes view (A to N) | 82 days |
| Dania Beach                     | 69 days |
| Broward                         | 69 days |