

# Unit 303 - 1341 - Sheridan East Condo

303 - 1341 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: RX-11020189  
 Status: Active  
 Size: 1,020 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned, Guest  
 View:  
 List Price: \$315,000  
 List PPSF: \$309  
 Valuated Price: \$280,000  
 Valuated PPSF: \$275

*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: 144  
 Number of active listings for rent: 4  
 Number of active listings for sale: 11  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 0

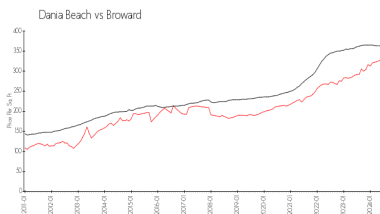
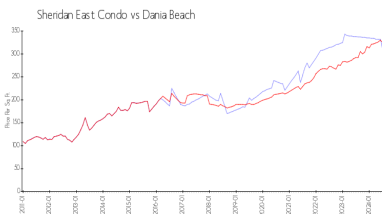
## Building Association Information

Sheridan East Condo Association  
 (954) 925-2002

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 402    | 700 sq ft   | Jun 2024     | \$252,500  | \$361 |
| 206    | 1,022 sq ft | Apr 2024     | \$290,000  | \$284 |
| 211    | 727 sq ft   | Apr 2024     | \$210,000  | \$289 |
| 403    | 1,020 sq ft | Mar 2024     | \$345,000  | \$338 |
| 403    | 1,020 sq ft | Mar 2024     | \$360,000  | \$353 |
| 212    | 700 sq ft   | Mar 2024     | \$238,000  | \$340 |

## Market Information



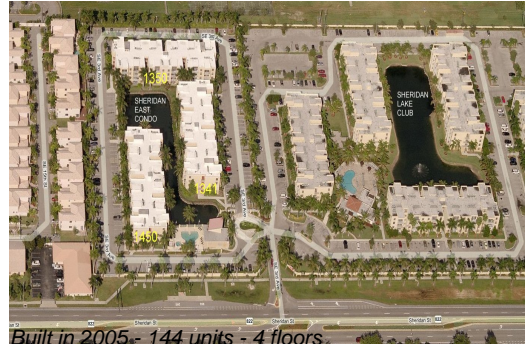
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|----------------------|---------------|--------------|---------------|
| Sheridan East Condo: | \$295/sq. ft. | Dania Beach: | \$330/sq. ft. |
| Dania Beach:         | \$330/sq. ft. | Broward:     | \$352/sq. ft. |

## Inventory for Sale

Sheridan East Condo: 8%  
 Dania Beach: 3%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Sheridan East Condo: 42 days  
 Dania Beach: 74 days



Broward

72 days