

Unit 131 SE 3rd Ave # 506 - Meadowbrook Lakes view (A to N)

131 SE 3rd Ave # 506 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

Unit Information

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|-----------------|--|
| MLS Number: | A11433670 |
| Status: | Active |
| Size: | 1,190 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$284,000 |
| List PPSF: | \$239 |
| Valuated Price: | \$247,000 |
| Valuated PPSF: | \$208 |

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

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|--|-----|
| 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: | 27 |
| Number of sales over the last 6 months: | 12 |
| Number of sales over the last 3 months: | 5 |

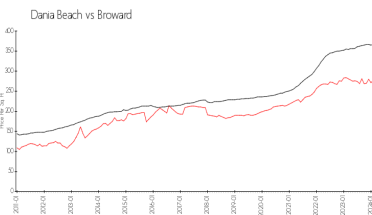
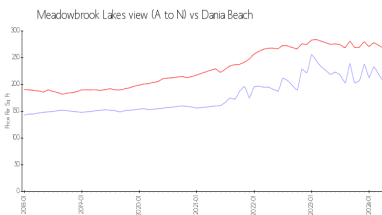
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 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 |

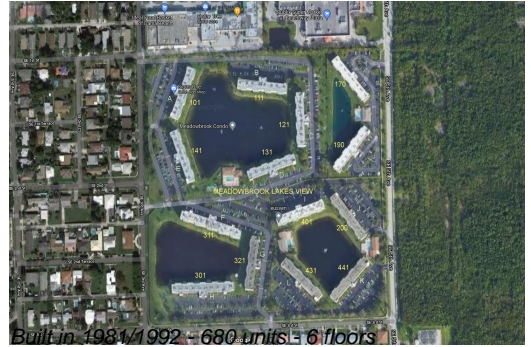
Market Information



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|----------------------------------|---------------|--------------|---------------|
| Meadowbrook Lakes view (A to N): | \$205/sq. ft. | Dania Beach: | \$268/sq. ft. |
| Dania Beach: | \$268/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

Meadowbrook Lakes view (A to N) 4%



| | |
|-------------|----|
| Dania Beach | 2% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------------------------|---------|
| Meadowbrook Lakes view (A to N) | 72 days |
| Dania Beach | 61 days |
| Broward | 67 days |