

# Unit 121 SE 3rd Ave # 206 - Meadowbrook Lakes view (A to N)

121 SE 3rd Ave # 206 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

## Unit Information

MLS Number: A11519294  
 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: \$279,990  
 List PPSF: \$235  
 Valuated Price: \$240,000  
 Valuated PPSF: \$202

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

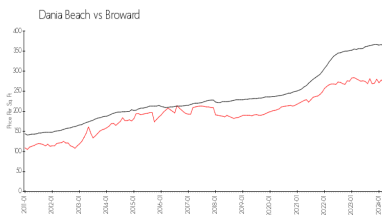
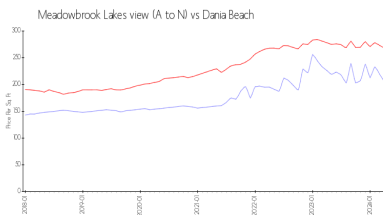
## Building Association Information

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

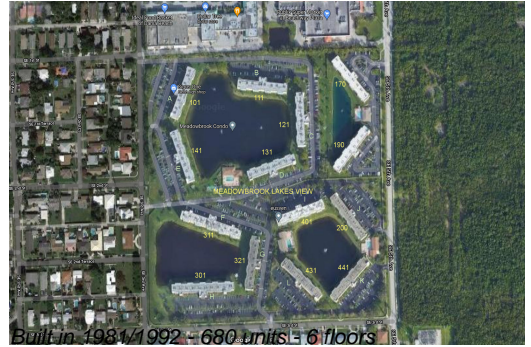


Meadowbrook Lakes view (A to N): \$205/sq. ft.  
 Dania Beach: \$268/sq. ft.

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