

Unit 131 SE 3rd Ave # 305 - Meadowbrook Lakes view (A to N)

131 SE 3rd Ave # 305 - 101 SE 3 Ave, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: A11525305
 Status: Active
 Size: 1,190 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$255,000
 List PPSF: \$214
 Valuated Price: \$243,000
 Valuated PPSF: \$204

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

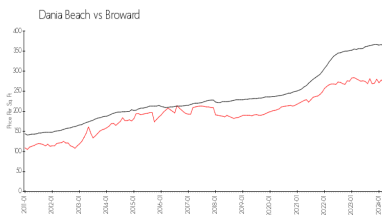
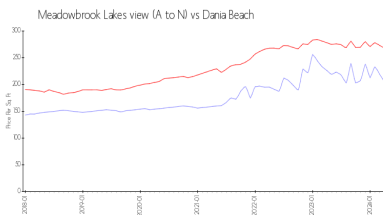
Building Association Information

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

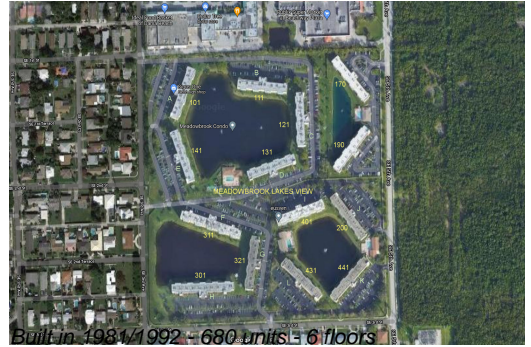


Meadowbrook Lakes view (A to N): \$205/sq. ft.
 Dania Beach: \$268/sq. ft.

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