

Unit 209 - 1450 - Sheridan East Condo

209 - 1450 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: A11555748
 Status: Active
 Size: 1,020 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Guest Parking
 View:
 List Price: \$295,000
 List PPSF: \$289
 Valuated Price: \$273,000
 Valuated PPSF: \$268

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: 3
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 6

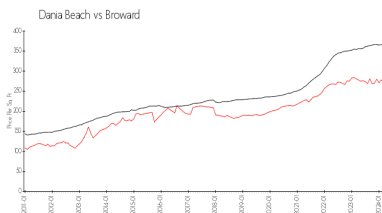
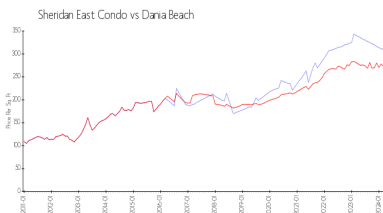
Building Association Information

Sheridan East Condo Association
 (954) 925-2002

Recent Sales

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



Sheridan East Condo: \$305/sq. ft.
 Dania Beach: \$268/sq. ft.
 Dania Beach: \$268/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Sheridan East Condo: 2%
 Dania Beach: 2%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Sheridan East Condo
Dania Beach
Broward

36 days
61 days
67 days