

Unit 402 - 1341 - Sheridan East Condo

402 - 1341 - 1341 SE 3 Av, Dania Beach, FL, Broward 33004

Unit Information

MLS Number: F10419455
 Status: Pending
 Size: 700 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking, Open Space Parking
 View: Lagoon, Water View
 List Price: \$264,900
 List PPSF: \$378
 Valuated Price: \$233,000
 Valuated PPSF: \$333

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

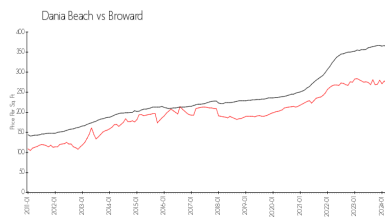
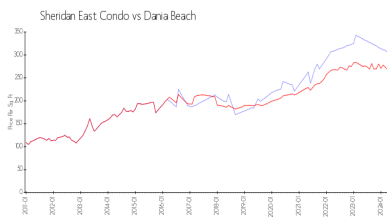
Building Association Information

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

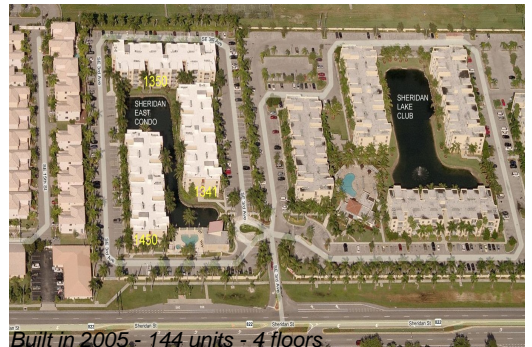
Market Information



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	36 days
Dania Beach	61 days
Broward	67 days