

Unit 2501 - Las Olas River House

2501 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11527084
 Status: Active
 Size: 1,161 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$875,000
 List PPSF: \$754
 Valuated Price: \$800,000
 Valuated PPSF: \$689

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: 284
 Number of active listings for rent: 8
 Number of active listings for sale: 20
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 23
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 7

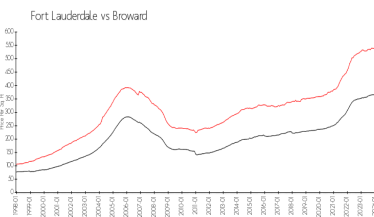
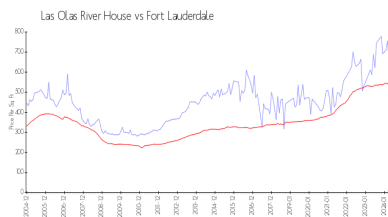
Building Association Information

Las Olas River House Condominium
 (954) 779-1633

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2504	2,129 sq ft	Apr 2024	\$1,250,000	\$587
2405	2,129 sq ft	Mar 2024	\$1,549,000	\$728
1701	1,161 sq ft	Mar 2024	\$875,000	\$754
2002	1,522 sq ft	Mar 2024	\$1,175,000	\$772
2302	1,522 sq ft	Mar 2024	\$1,131,700	\$744
4106	3,189 sq ft	Mar 2024	\$2,300,000	\$721

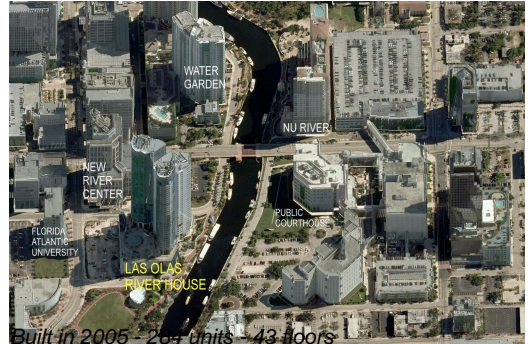
Market Information



Las Olas River House:	\$647/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Las Olas River House: 7%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

Las Olas River House	114 days
Fort Lauderdale	76 days
Broward	67 days