

# Unit 909 - Las Olas River House

909 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11567713  
 Status: Active  
 Size: 2,141 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Electric Vehicle Charging Station

View:  
 List Price: \$1,399,000  
 List PPSF: \$653  
 Valuated Price: \$1,094,000  
 Valuated PPSF: \$511

*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

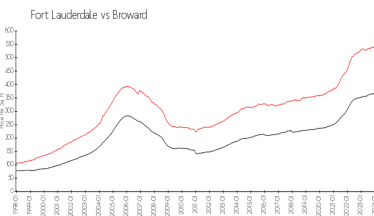
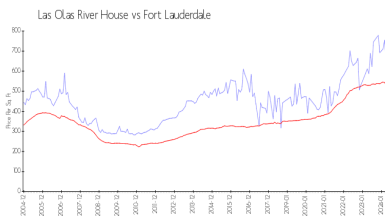
## Building Association Information

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

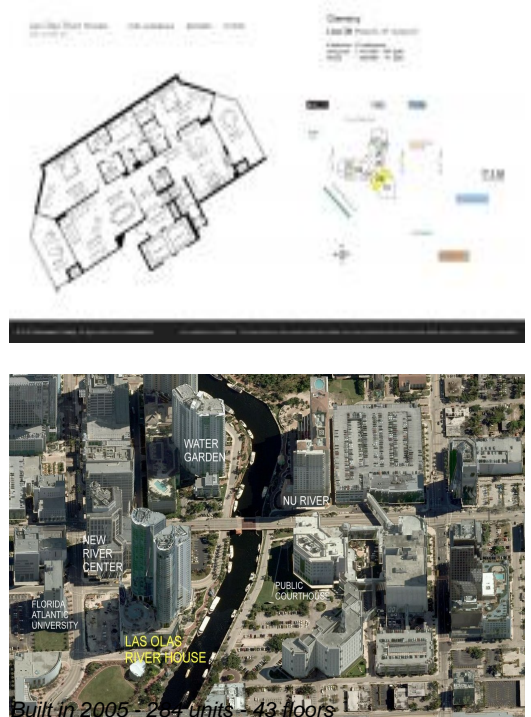
## Market Information



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