

# Unit 803 - Las Olas Grand

803 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10400640
Status:	Active
Size:	2,110 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	River
List Price:	\$1,365,000
List PPSF:	\$647
Valuated Price:	\$1,145,000
Valuated PPSF:	\$543

*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:	212
Number of active listings for rent:	3
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

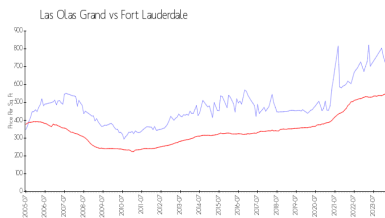
## Building Association Information

Las Olas Grand Condominium  
(954) 465-2560

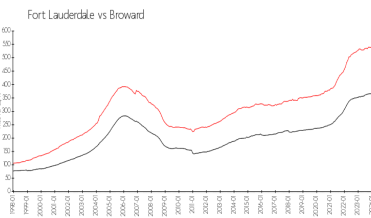
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2503	2,110 sq ft	Apr 2024	\$1,435,000	\$680
403	3,010 sq ft	Apr 2024	\$1,600,000	\$532
1204	2,110 sq ft	Apr 2024	\$1,800,000	\$853
2101	2,635 sq ft	Jan 2024	\$2,295,000	\$871
3402	1,630 sq ft	Jan 2024	\$1,235,000	\$758

## Market Information



Las Olas Grand: \$673/sq. ft.  
Fort Lauderdale: \$533/sq. ft.



Fort Lauderdale: \$533/sq. ft.  
Broward: \$351/sq. ft.

## Inventory for Sale

Las Olas Grand	1%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Las Olas Grand  
Fort Lauderdale  
Broward

66 days  
76 days  
67 days