

# Unit 836 - Waverly Las Olas

836 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10409274  
 Status: Active  
 Size: 835 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Other View  
 List Price: \$358,000  
 List PPSF: \$429  
 Valuated Price: \$308,000  
 Valuated PPSF: \$369

*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: 304  
 Number of active listings for rent: 19  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 16  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

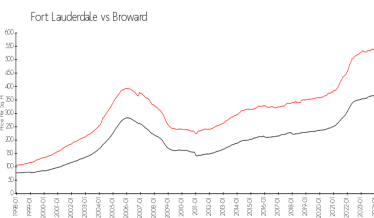
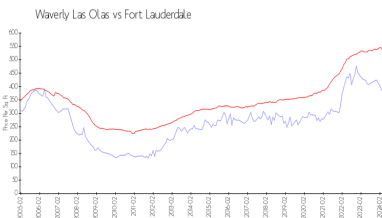
## Building Association Information

Waverly Las Olas  
 Property manager: (954) 358-2555

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1013	780 sq ft	Mar 2024	\$350,000	\$449
1118	1,541 sq ft	Mar 2024	\$610,000	\$396
1005	1,350 sq ft	Feb 2024	\$495,000	\$367
1505	1,567 sq ft	Feb 2024	\$650,000	\$415
1024	1,147 sq ft	Dec 2023	\$455,000	\$397
1216	1,216 sq ft	Dec 2023	\$544,000	\$447

## Market Information

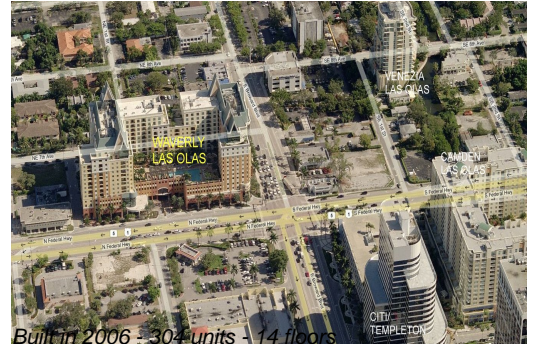


Waverly Las Olas: \$388/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

Waverly Las Olas: 3%  
 Fort Lauderdale: 4%  
 Broward: 4%



## **Avg. Time to Close Over Last 12 Months**

Waverly Las Olas	77 days
Fort Lauderdale	76 days
Broward	67 days