

Unit 3403 - 100 Las Olas

3403 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10412763
 Status: Active
 Size: 2,658 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View: Other View,River
 List Price: \$2,500,000
 List PPSF: \$941
 Valuated Price: \$2,542,000
 Valuated PPSF: \$956

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: 113
 Number of active listings for rent: 0
 Number of active listings for sale: 13
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

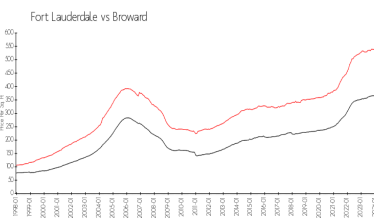
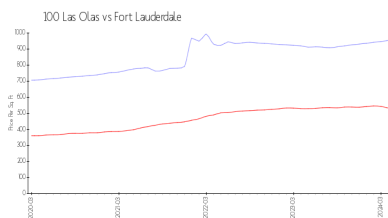
Building Association Information

100 Las Olas
 Address: 100 E Las Olas Blvd #2401,
 Fort Lauderdale, FL 33301
 Phone: (954) 399-7244

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604	1,867 sq ft	May 2024	\$1,625,000	\$870
3503	2,964 sq ft	Nov 2023	\$2,400,000	\$810
2802	1,501 sq ft	Nov 2023	\$1,560,000	\$1,039
3303	2,964 sq ft	Aug 2023	\$2,400,000	\$810

Market Information

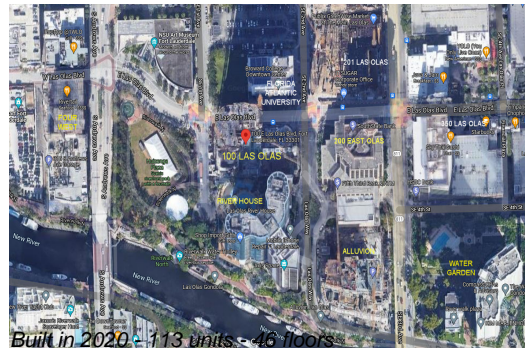


100 Las Olas: \$953/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

Inventory for Sale

100 Las Olas: 12%
 Fort Lauderdale: 4%
 Broward: 4%



Avg. Time to Close Over Last 12 Months

100 Las Olas	78 days
Fort Lauderdale	76 days
Broward	67 days