

Unit 3703 - 100 Las Olas

3703 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11420855
 Status: Active
 Size: 2,964 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Deeded Parking
 View:
 List Price: \$2,450,000
 List PPSF: \$827
 Valuated Price: \$2,619,000
 Valuated PPSF: \$985

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: 12
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 1

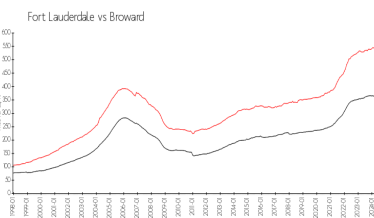
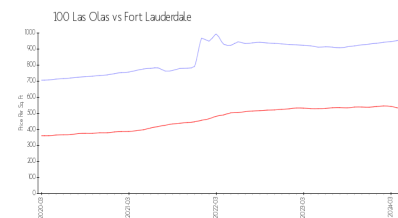
Building Association Information

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
PH4603	5,281 sq ft	May 2023	\$5,000,000	\$947

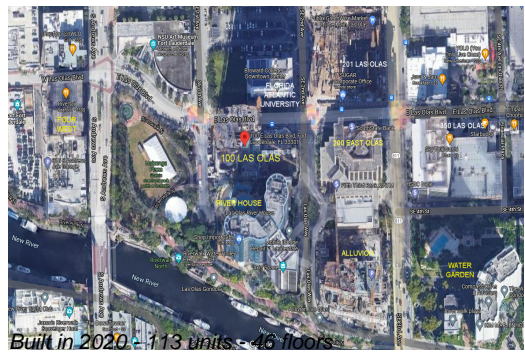
Market Information



100 Las Olas: \$953/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

100 Las Olas 11%
 Fort Lauderdale 4%
 Broward 4%



Avg. Time to Close Over Last 12 Months

100 Las Olas	90 days
Fort Lauderdale	76 days
Broward	67 days