

# Unit 1140 - 350 Las Olas

1140 - 350 SE 2 St, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11510920  
 Status: Active  
 Size: 1,200 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Deeded Parking  
 View:  
 List Price: \$629,999  
 List PPSF: \$525  
 Valuated Price: \$600,000  
 Valuated PPSF: \$500

*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: 163  
 Number of active listings for rent: 7  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

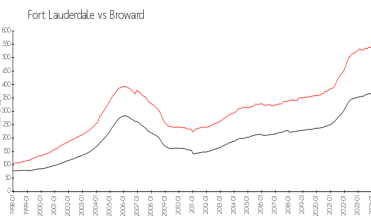
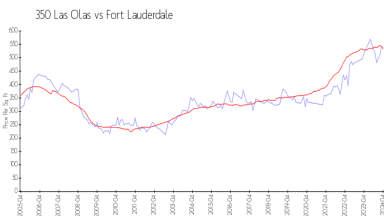
## Building Association Information

350 Las Olas Place Condominium Association  
 (954) 760-7553

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
760	1,200 sq ft	Mar 2024	\$607,000	\$506
1520	1,202 sq ft	Feb 2024	\$535,750	\$446
1580	847 sq ft	Jan 2024	\$408,000	\$482
2850	1,346 sq ft	Dec 2023	\$750,000	\$557
880	847 sq ft	Aug 2023	\$417,500	\$493

## Market Information



350 Las Olas: \$535/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

350 Las Olas: 2%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



350 Las Olas  
Fort Lauderdale  
Broward

65 days  
76 days  
67 days