

# Unit 3603 - Las Olas River House

3603 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11602742  
 Status: Active  
 Size: 3,189 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$2,550,000  
 List PPSF: \$800  
 Valuated Price: \$2,368,000  
 Valuated PPSF: \$743

*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: 284  
 Number of active listings for rent: 8  
 Number of active listings for sale: 16  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

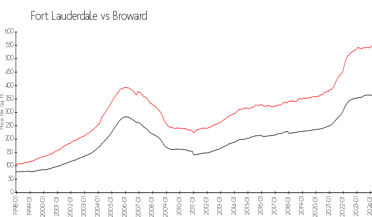
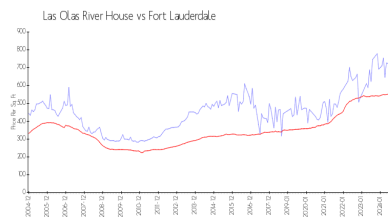
## Building Association Information

Las Olas River House Condominium  
 (954) 779-1633

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	1,869 sq ft	Aug 2024	\$1,250,000	\$669
909	2,141 sq ft	Aug 2024	\$1,350,000	\$631
3303	1,869 sq ft	Jun 2024	\$1,215,000	\$650
2406	1,869 sq ft	Jun 2024	\$1,100,000	\$589
2210	3,470 sq ft	Jun 2024	\$2,100,000	\$605

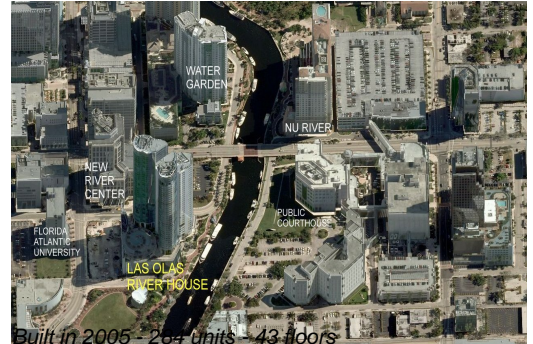
## Market Information



Las Olas River House:	\$798/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Las Olas River House: 6%  
 Fort Lauderdale: 5%  
 Broward: 4%



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

Las Olas River House	119 days
Fort Lauderdale	84 days
Broward	72 days