

# 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:	\$2,392,000
Valuated PPSF:	\$750

*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:	19
Building inventory for sale:	6%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

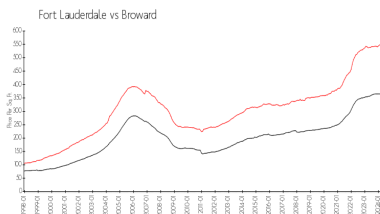
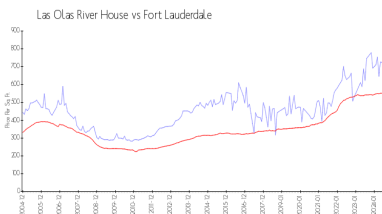
## Building Association Information

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



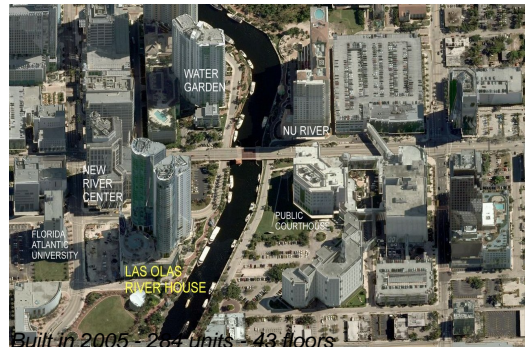
Las Olas River House:	\$807/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Las Olas River House	7%
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