

Unit 526 - Waverly Las Olas

526 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11625024
 Status: Active
 Size: 1,245 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking,Parking-Under Building,Valet Parking

View:
 List Price: \$485,000
 List PPSF: \$390
 Valuated Price: \$483,000
 Valuated PPSF: \$388

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: 304
 Number of active listings for rent: 19
 Number of active listings for sale: 18
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

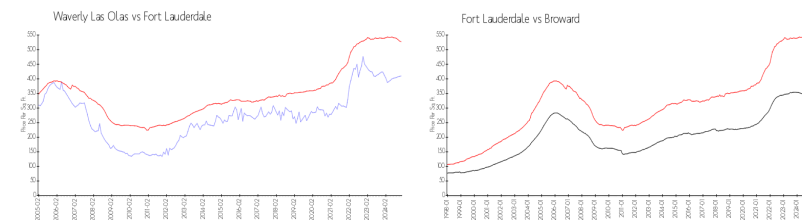
Building Association Information

Waverly Las Olas
 Property manager: (954) 358-2555

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1210	1,558 sq ft	Dec 2024	\$542,500	\$348
836	835 sq ft	Dec 2024	\$345,000	\$413
1216	1,216 sq ft	Dec 2024	\$544,000	\$447
528	790 sq ft	Jun 2024	\$362,000	\$458
938	1,518 sq ft	Jun 2024	\$583,000	\$384
1120	817 sq ft	Jun 2024	\$320,000	\$392
1410	1,216 sq ft	Jun 2024	\$530,000	\$436

Market Information

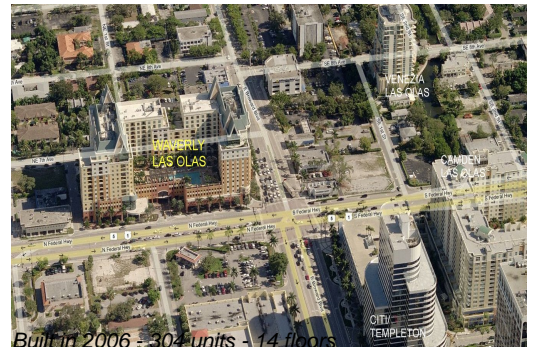


Waverly Las Olas: \$413/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Waverly Las Olas: 6%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months



Waverly Las Olas
Fort Lauderdale
Broward

79 days
89 days
78 days