

Unit 2406 - Las Olas River House

2406 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11653390
 Status: Active
 Size: 1,869 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$1,495,000
 List PPSF: \$800
 Valuated Price: \$1,170,000
 Valuated PPSF: \$626

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: 23
 Building inventory for sale: 8%
 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

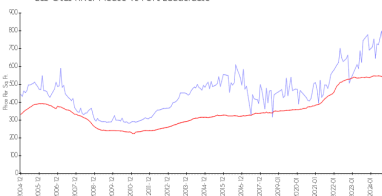
Las Olas River House Condominium
 (954) 779-1633

Recent Sales

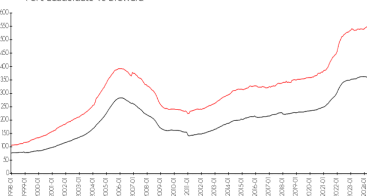
Unit #	Size	Closing Date	Sale Price	PPSF
1507	1,522 sq ft	Oct 2024	\$1,065,000	\$700
2206	1,869 sq ft	Aug 2024	\$1,250,000	\$669
909	2,141 sq ft	Aug 2024	\$1,350,000	\$631
3303	1,869 sq ft	Jun 2024	\$1,215,000	\$650
2406	1,869 sq ft	Jun 2024	\$1,100,000	\$589
2210	3,470 sq ft	Jun 2024	\$2,100,000	\$605

Market Information

Las Olas River House vs Fort Lauderdale



Fort Lauderdale vs Broward



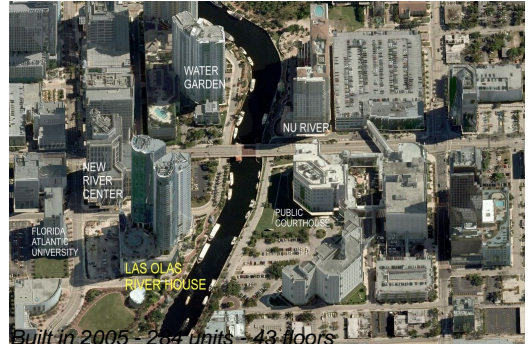
Las Olas River House:	\$719/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Las Olas River House: 8%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Las Olas River House: 137 days
 Fort Lauderdale: 86 days



Broward

74 days