

Unit 2580 - 350 Las Olas

2580 - 350 SE 2 St, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11658220
 Status: Active
 Size: 847 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Other Parking
 View:
 List Price: \$437,000
 List PPSF: \$516
 Valuated Price: \$443,000
 Valuated PPSF: \$523

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

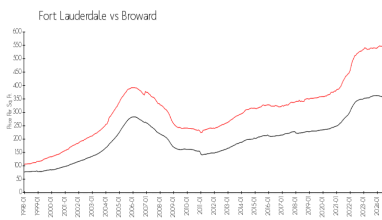
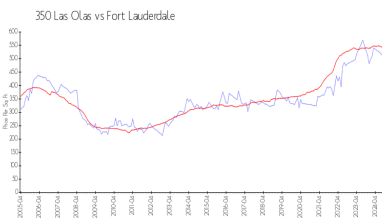
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1470 | 1,580 sq ft | Oct 2024 | \$670,000 | \$424 |
| 2970 | 1,650 sq ft | Sep 2024 | \$1,000,000 | \$606 |
| 2430 | 1,297 sq ft | Jun 2024 | \$665,000 | \$513 |
| 760 | 1,200 sq ft | Mar 2024 | \$607,000 | \$506 |
| 1520 | 1,202 sq ft | Feb 2024 | \$535,750 | \$446 |

Market Information



350 Las Olas: \$510/sq. ft. Fort Lauderdale: \$539/sq. ft.
 Fort Lauderdale: \$539/sq. ft. Broward: \$339/sq. ft.

Inventory for Sale

350 Las Olas: 4%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

350 Las Olas: 42 days
 Fort Lauderdale: 86 days
 Broward: 74 days

