

Unit 3706 - Las Olas River House

3706 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11663402
 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: \$2,495,000
 List PPSF: \$782
 Valuated Price: \$2,287,000
 Valuated PPSF: \$717

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: 27
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Building Association Information

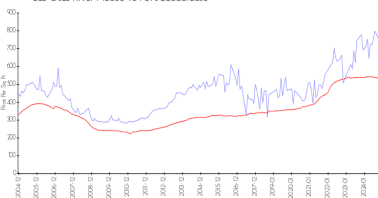
Las Olas River House Condominium
 (954) 779-1633

Recent Sales

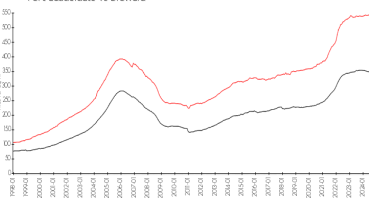
Unit #	Size	Closing Date	Sale Price	PPSF
3906	3,189 sq ft	Dec 2024	\$2,075,000	\$651
1001	1,161 sq ft	Dec 2024	\$850,000	\$732
1507	1,522 sq ft	Oct 2024	\$1,065,000	\$700
2206	1,869 sq ft	Aug 2024	\$1,250,000	\$669
909	2,141 sq ft	Aug 2024	\$1,350,000	\$631

Market Information

Las Olas River House vs Fort Lauderdale



Fort Lauderdale vs Broward



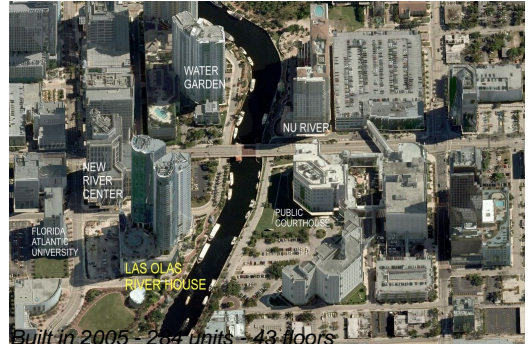
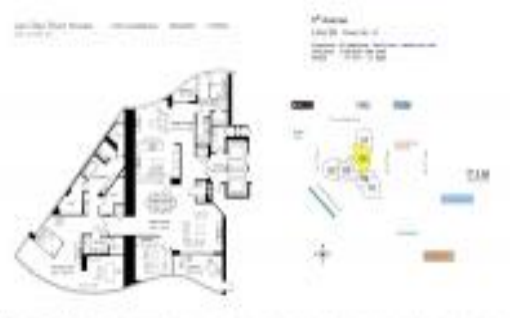
Las Olas River House: \$723/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

Las Olas River House: 10%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Las Olas River House: 170 days
 Fort Lauderdale: 89 days



Built in 2005 - 284 units - 43 floors

Broward

78 days