

Unit 2501 - Las Olas River House

2501 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11687016
Status:	Active
Size:	1,161 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$875,000
List PPSF:	\$754
Valuated Price:	\$889,000
Valuated PPSF:	\$766

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

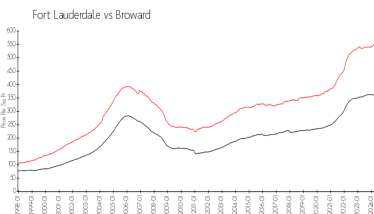
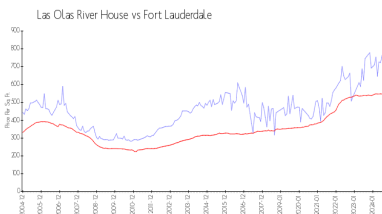
Building Association Information

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



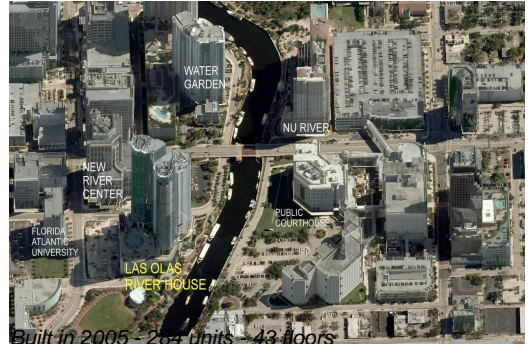
Las Olas River House:	\$719/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

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