

# Unit 2603 - 100 Las Olas

2603 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11692985  
 Status: Active  
 Size: 2,658 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$2,295,000  
 List PPSF: \$863  
 Valuated Price: \$2,414,000  
 Valuated PPSF: \$908

*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: 113  
 Number of active listings for rent: 0  
 Number of active listings for sale: 21  
 Building inventory for sale: 18%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

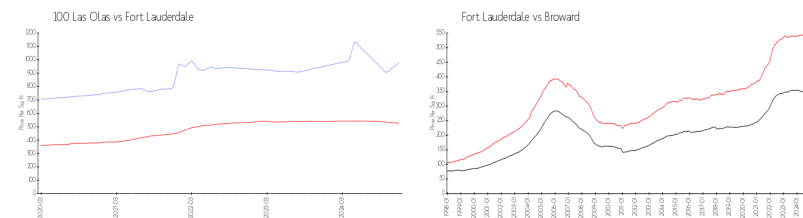
## Building Association Information

100 Las Olas  
 Address: 100 E Las Olas Blvd #2401,  
 Fort Lauderdale, FL 33301  
 Phone: (954) 399-7244

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1904	1,867 sq ft	Jan 2025	\$1,525,000	\$817
3804	1,867 sq ft	Jan 2025	\$1,600,000	\$857
3303	2,964 sq ft	Jan 2025	\$2,100,000	\$709
3604	1,867 sq ft	Dec 2024	\$1,710,000	\$916
3001	2,395 sq ft	Oct 2024	\$1,975,000	\$825
1701	2,395 sq ft	Oct 2024	\$1,625,000	\$678

## Market Information

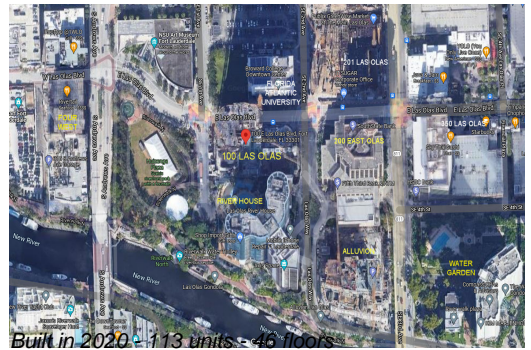


100 Las Olas: \$980/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

100 Las Olas: 19%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months



100 Las Olas  
Fort Lauderdale  
Broward

93 days  
89 days  
78 days