

Unit 2601 - Las Olas Beach Club

2601 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: A11694572
 Status: Active
 Size: 4,320 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$4,999,999
 List PPSF: \$1,157
 Valuated Price: \$4,694,000
 Valuated PPSF: \$1,087

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: 148
 Number of active listings for rent: 4
 Number of active listings for sale: 11
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

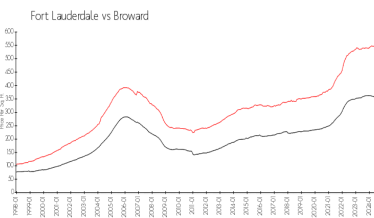
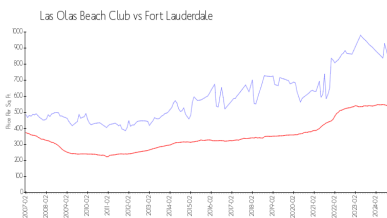
Building Association Information

Las Olas Beach Club Condominium
 (954) 414-1020

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1906	1,905 sq ft	Jul 2024	\$1,512,500	\$794
2501	4,320 sq ft	Jun 2024	\$4,600,000	\$1,065
1106	1,905 sq ft	Jan 2024	\$1,410,000	\$740
1407	1,905 sq ft	Dec 2023	\$1,650,000	\$866
2106	1,905 sq ft	Dec 2023	\$1,500,000	\$787

Market Information



Las Olas Beach Club:	\$846/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Las Olas Beach Club: 7%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Las Olas Beach Club: 120 days
 Fort Lauderdale: 86 days
 Broward: 74 days

