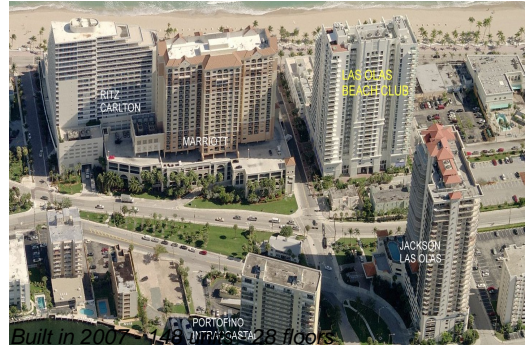


# Unit 208 - Las Olas Beach Club

208 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316



## Unit Information

MLS Number: A11694908  
 Status: Active  
 Size: 3,080 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$2,850,000  
 List PPSF: \$925  
 Valuated Price: \$2,101,000  
 Valuated PPSF: \$682

*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: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

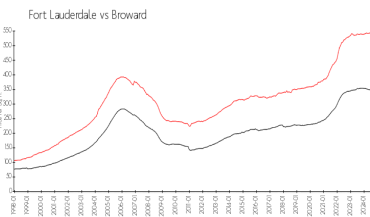
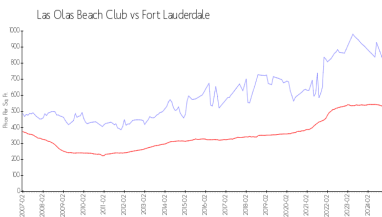
## Building Association Information

Las Olas Beach Club Condominium  
 (954) 414-1020

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	2,950 sq ft	Dec 2024	\$1,850,000	\$627
701	2,950 sq ft	Dec 2024	\$1,400,500	\$475
1906	1,905 sq ft	Jul 2024	\$1,512,500	\$794
2501	4,320 sq ft	Jun 2024	\$4,600,000	\$1,065

## Market Information



Las Olas Beach Club:	\$787/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Las Olas Beach Club: 7%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Las Olas Beach Club: 192 days  
 Fort Lauderdale: 89 days  
 Broward: 78 days