

# Unit 2202 - 100 Las Olas

2202 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11737739  
 Status: Active  
 Size: 1,404 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$1,590,000  
 List PPSF: \$1,132  
 Valuated Price: \$1,077,000  
 Valuated PPSF: \$767

*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: 12  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

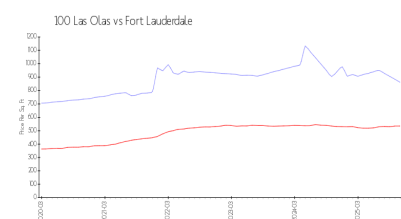
100 Las Olas  
 Address: 100 E Las Olas Blvd #2401,  
 Fort Lauderdale, FL 33301  
 Phone: (954) 399-7244

<https://>

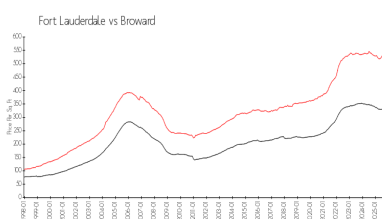
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	2,395 sq ft	Nov 2025	\$1,599,000	\$668
2603	2,658 sq ft	Jul 2025	\$2,200,000	\$828
2604	1,867 sq ft	Jul 2025	\$1,600,000	\$857
4103	2,964 sq ft	Mar 2025	\$2,100,000	\$709
2303	2,658 sq ft	Feb 2025	\$2,200,000	\$828

## Market Information



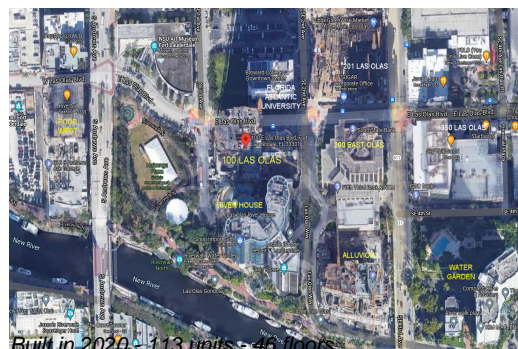
100 Las Olas: \$861/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.



Fort Lauderdale: \$535/sq. ft.  
 Broward: \$311/sq. ft.

## Inventory for Sale

100 Las Olas: 11%  
 Fort Lauderdale: 4%  
 Broward: 4%



**Avg. Time to Close Over Last 12 Months**

100 Las Olas	113 days
Fort Lauderdale	100 days
Broward	88 days