

Unit 1413 - Waverly Las Olas

1413 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11895610
 Status: Active
 Size: 1,131 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Additional Spaces Available,Valet Parking

View:
 List Price: \$480,000
 List PPSF: \$424
 Valuated Price: \$419,000
 Valuated PPSF: \$370

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: 304
 Number of active listings for rent: 19
 Number of active listings for sale: 9
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 15
 Number of sales over the last 6 months: 11
 Number of sales over the last 3 months: 5

Building Association Information

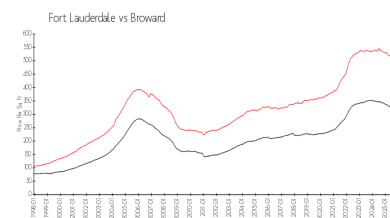
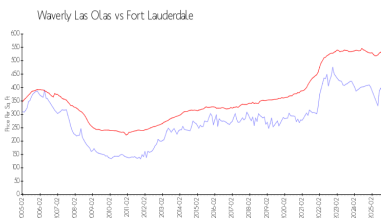
Waverly Las Olas
 Property manager: (954) 358-2555

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
628	1,225 sq ft	Nov 2025	\$485,000	\$396
PH-1	5,103 sq ft	Oct 2025	\$1,995,000	\$391
528	790 sq ft	Oct 2025	\$340,000	\$430
526	1,245 sq ft	Sep 2025	\$400,000	\$321
Ph 1502	1,369 sq ft	Sep 2025	\$525,000	\$383
512	1,225 sq ft	Sep 2025	\$470,000	\$384

Market Information

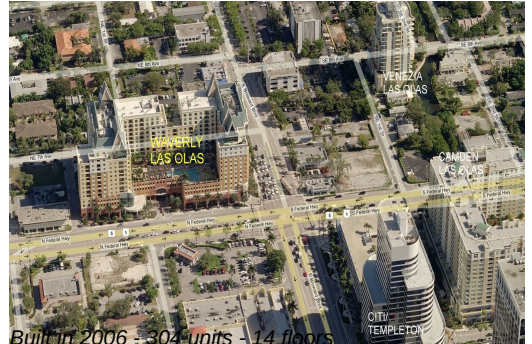


Waverly Las Olas: \$367/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$311/sq. ft.

Inventory for Sale

Waverly Las Olas: 3%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Waverly Las Olas
Fort Lauderdale
Broward

87 days
100 days
88 days