

# Unit 2703 - Las Olas River House

2703 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

## Unit Information

|                 |                                                |
|-----------------|------------------------------------------------|
| MLS Number:     | A11905035                                      |
| Status:         | Active                                         |
| Size:           | 1,869 Sq ft.                                   |
| Bedrooms:       | 2                                              |
| Full Bathrooms: | 2                                              |
| Half Bathrooms: | 1                                              |
| Parking Spaces: | Assigned Parking,Covered Parking,Valet Parking |
| View:           |                                                |
| List Price:     | \$1,180,000                                    |
| List PPSF:      | \$631                                          |
| Valuated Price: | \$1,024,000                                    |
| Valuated PPSF:  | \$548                                          |

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:                         | 284 |
| Number of active listings for rent:      | 8   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 18  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

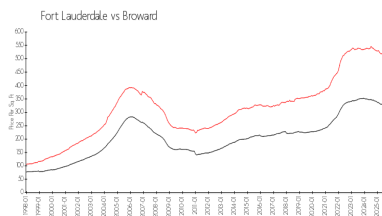
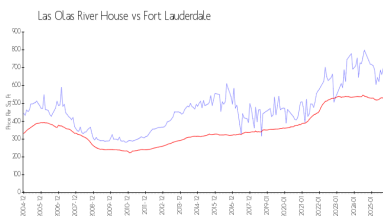
Las Olas River House Condominium  
(954) 779-1633

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2907   | 2,726 sq ft | Dec 2025     | \$2,650,000 | \$972 |
| 2903   | 1,869 sq ft | Dec 2025     | \$1,025,000 | \$548 |
| 804    | 2,129 sq ft | Nov 2025     | \$1,500,000 | \$705 |
| 1801   | 1,161 sq ft | Nov 2025     | \$845,000   | \$728 |
| 2209   | 2,141 sq ft | Oct 2025     | \$1,600,000 | \$747 |
| 1602   | 1,522 sq ft | Oct 2025     | \$975,000   | \$641 |
| 2207   | 1,522 sq ft | Oct 2025     | \$975,000   | \$641 |

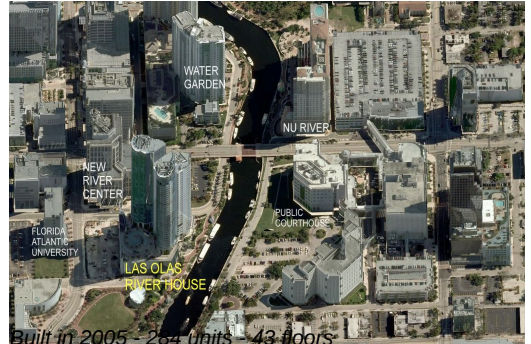
## Market Information



|                       |               |                  |               |
|-----------------------|---------------|------------------|---------------|
| Las Olas River House: | \$645/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale:      | \$535/sq. ft. | Broward:         | \$311/sq. ft. |

## Inventory for Sale

|                      |    |
|----------------------|----|
| Las Olas River House | 5% |
| Fort Lauderdale      | 4% |
| Broward              | 4% |



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

|                      |          |
|----------------------|----------|
| Las Olas River House | 132 days |
| Fort Lauderdale      | 100 days |
| Broward              | 88 days  |