

Unit 2505 - Las Olas River House

2505 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11909605
Status: Active
Size: 2,129 Sq ft.
Bedrooms: 2
Full Bathrooms: 3
Half Bathrooms: 0
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Electric Vehicle Charging Station, Other Parking, Valet Parking

View:
List Price: \$1,625,000
List PPSF: \$763
Valuated Price: \$1,461,000
Valuated PPSF: \$686

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

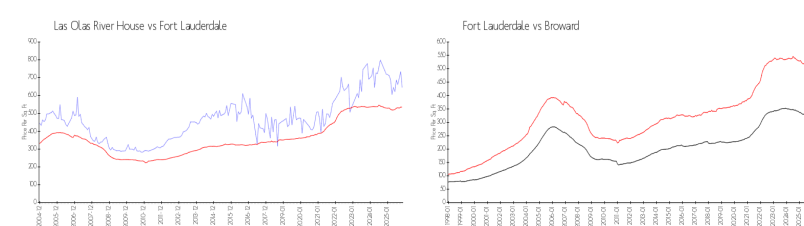
Las Olas River House Condominium
(954) 779-1633

<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.

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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