

# Unit 2406 - Las Olas River House

2406 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11926034
Status:	Active
Size:	1,869 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Additional Spaces Available,Assigned Parking
View:	Canal,Intracoastal View,River
Rental Price:	\$6,750
List PPSF:	\$4
Valuated Price:	\$1,049,000
Valuated PPSF:	\$561

*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

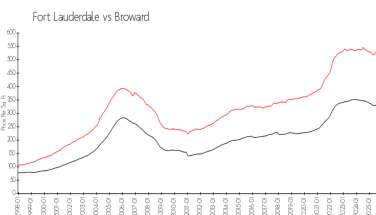
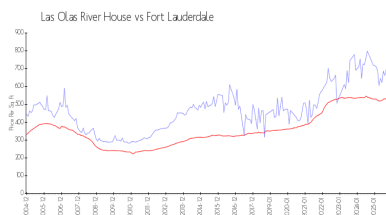
Number of units:	284
Number of active listings for rent:	8
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

## Building Association Information

Las Olas River House Condominium  
(954) 779-1633

<https://>

## 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

