

# Unit 1640 - 350 Las Olas

1640 - 350 SE 2 St, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11935479
Status:	Active
Size:	1,200 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$580,000
List PPSF:	\$483
Valuated Price:	\$583,000
Valuated PPSF:	\$486

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:	163
Number of active listings for rent:	7
Number of active listings for sale:	12
Building inventory for sale:	7%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	5

## Building Association Information

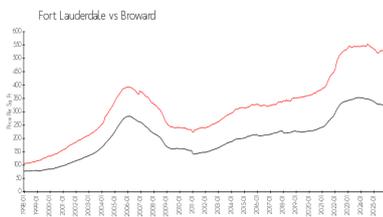
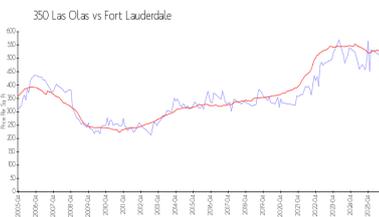
350 Las Olas Place Condominium Association  
(954) 760-7553

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1150	1,346 sq ft	Feb 2026	\$630,000	\$468
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1680	847 sq ft	Feb 2026	\$405,000	\$478
1680	847 sq ft	Jan 2026	\$405,000	\$478
GPH50	2,050 sq ft	Dec 2025	\$1,100,000	\$537
1430	1,297 sq ft	Dec 2025	\$585,000	\$451

## Market Information

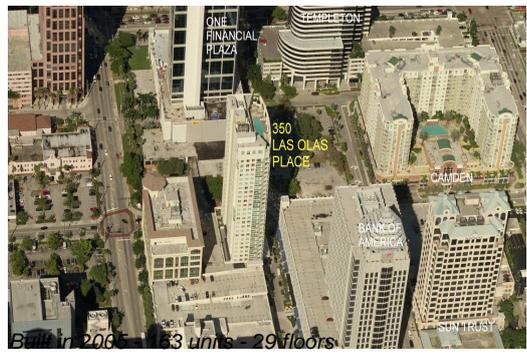


350 Las Olas:	\$494/sq. ft.	Fort Lauderdale:	\$525/sq. ft.
Fort Lauderdale:	\$525/sq. ft.	Broward:	\$306/sq. ft.

## Inventory for Sale

350 Las Olas	7%
Fort Lauderdale	7%
Broward	6%

## Avg. Time to Close Over Last 12 Months



350 Las Olas  
Fort Lauderdale  
Broward

78 days  
102 days  
89 days