

Unit 3605 - Las Olas Grand

3605 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: B26008052
 Status: Active
 Size: 1,630 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned,Attached
 Garage,Covered,Garage
 View: Water
 List Price: \$1,350,000
 List PPSF: \$828
 Valuated Price: \$1,203,000
 Valuated PPSF: \$738

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: 212
 Number of active listings for rent: 3
 Number of active listings for sale: 12
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

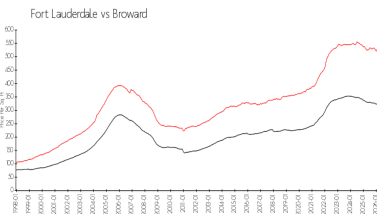
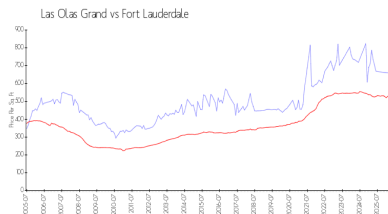
Las Olas Grand Condominium
 (954) 465-2560

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2805	1,630 sq ft	Feb 2026	\$1,500,000	\$920
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902	1,630 sq ft	Jan 2026	\$1,025,000	\$629
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2605	1,630 sq ft	Oct 2025	\$1,000,000	\$613
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Market Information



Las Olas Grand: \$658/sq. ft. Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft. Broward: \$304/sq. ft.

Inventory for Sale

Las Olas Grand: 6%
 Fort Lauderdale: 7%
 Broward: 6%

Avg. Time to Close Over Last 12 Months



Las Olas Grand
Fort Lauderdale
Broward

174 days
103 days
89 days