

Unit PH3 - 350 Las Olas

PH3 - 350 SE 2 St, Fort Lauderdale, FL, Broward 33301

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | F10339171 |
| Status: | Active |
| Size: | 3,280 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 2 Or More Spaces |
| View: | Ocean View, Other View |
| List Price: | \$2,750,000 |
| List PPSF: | \$838 |
| Valuated Price: | \$2,086,000 |
| Valuated PPSF: | \$636 |

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: | 4 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 10 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 2 |

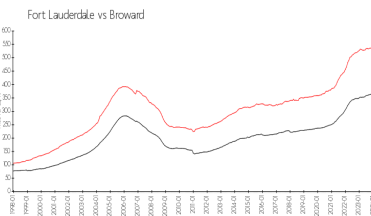
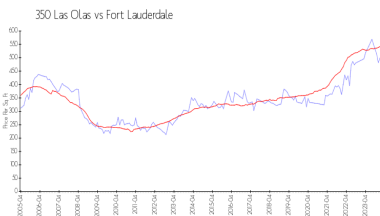
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 760 | 1,200 sq ft | Mar 2024 | \$607,000 | \$506 |
| 1520 | 1,202 sq ft | Feb 2024 | \$535,750 | \$446 |
| 1580 | 847 sq ft | Jan 2024 | \$408,000 | \$482 |
| 2850 | 1,346 sq ft | Dec 2023 | \$750,000 | \$557 |
| 880 | 847 sq ft | Aug 2023 | \$417,500 | \$493 |

Market Information



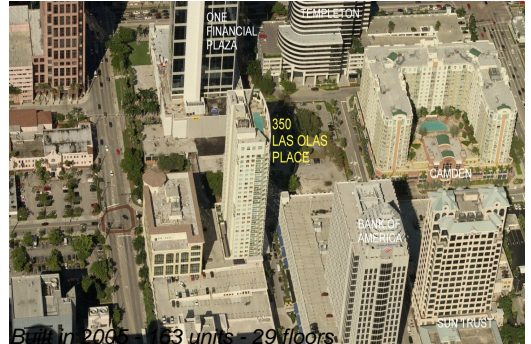
350 Las Olas: \$540/sq. ft.
Fort Lauderdale: \$547/sq. ft.

Fort Lauderdale: \$547/sq. ft.
Broward: \$349/sq. ft.

Inventory for Sale

| | |
|-----------------|----|
| 350 Las Olas | 2% |
| Fort Lauderdale | 4% |
| Broward | 3% |

Avg. Time to Close Over Last 12 Months



350 Las Olas
Fort Lauderdale
Broward

66 days
75 days
66 days