

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:	\$2,067,000
Valuated PPSF:	\$630

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:	5
Building inventory for sale:	3%
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

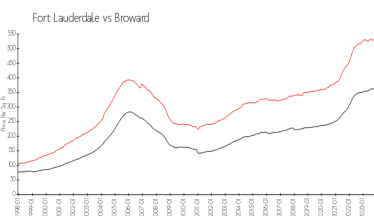
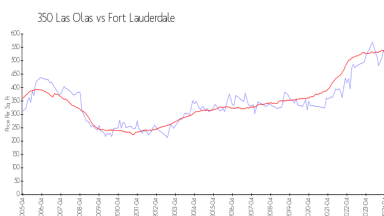
Building Association Information

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

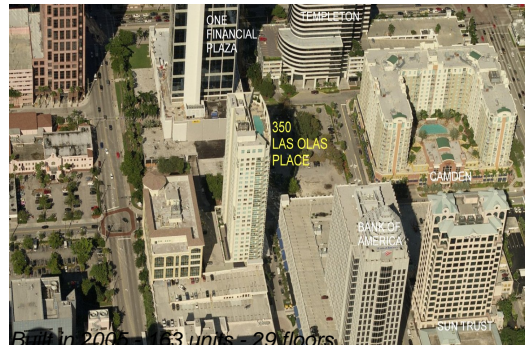


350 Las Olas:	\$535/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

Inventory for Sale

350 Las Olas	3%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



350 Las Olas
Fort Lauderdale
Broward

64 days
76 days
66 days