

# Unit 204 - Landings at Las Olas

204 - 400 Hendricks Isl, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10370115  
 Status: Active  
 Size: 2,687 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Parking-Under Building  
 View: Canal,Pool Area View,Water View  
 List Price: \$1,790,000  
 List PPSF: \$666  
 Valuated Price: \$1,790,000  
 Valuated PPSF: \$666

*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.*

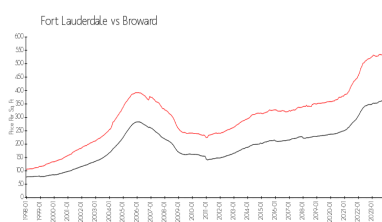
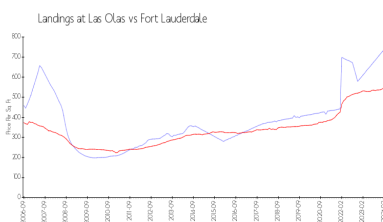
## Building Information

Number of units: 14  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 21%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-501	3,664 sq ft	Mar 2024	\$3,100,000	\$846

## Market Information



Landings at Las Olas:	\$730/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$349/sq. ft.

## Inventory for Sale

Landings at Las Olas	21%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Landings at Las Olas	203 days
Fort Lauderdale	75 days
Broward	66 days

