

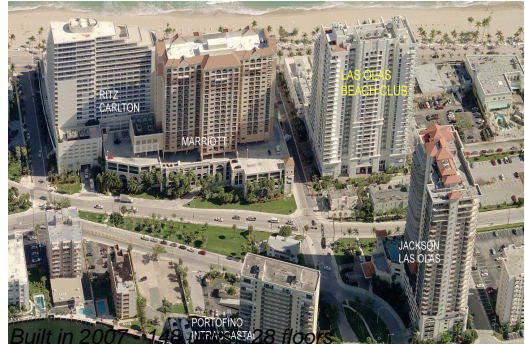
# Unit 2703 - Las Olas Beach Club

2703 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10388175  
 Status: Active  
 Size: 3,210 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View: Intracoastal View,Ocean View,Direct Ocean  
 List Price: \$4,999,995  
 List PPSF: \$1,558  
 Valuated Price: \$3,366,000  
 Valuated PPSF: \$1,049

*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: 148  
 Number of active listings for rent: 4  
 Number of active listings for sale: 8  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

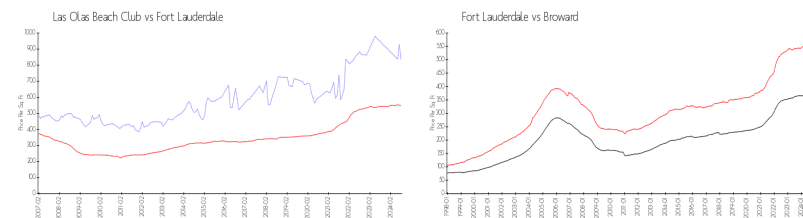
## Building Association Information

Las Olas Beach Club Condominium  
 (954) 414-1020

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1906	1,905 sq ft	Jul 2024	\$1,512,500	\$794
2501	4,320 sq ft	Jun 2024	\$4,600,000	\$1,065
1106	1,905 sq ft	Jan 2024	\$1,410,000	\$740
1407	1,905 sq ft	Dec 2023	\$1,650,000	\$866
2106	1,905 sq ft	Dec 2023	\$1,500,000	\$787

## Market Information



Las Olas Beach Club: \$838/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.  
 Broward: \$346/sq. ft.

## Inventory for Sale

Las Olas Beach Club: 5%  
 Fort Lauderdale: 5%  
 Broward: 4%

**Avg. Time to Close Over Last 12 Months**

Las Olas Beach Club	99 days
Fort Lauderdale	84 days
Broward	72 days