# Unit 1906 - Las Olas Beach Club

1906 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316

#### **Unit Information**

MLS Number: Status:	F10406218 Active
Size:	1,905 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces, Assigned Parking, Valet Parking
View:	Intracoastal View, Ocean View, Water View
List Price:	\$1,625,000
List PPSF:	\$853
Valuated Price:	\$1,367,000
Valuated PPSF:	\$718

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:	10
Building inventory for sale:	6%
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:	0

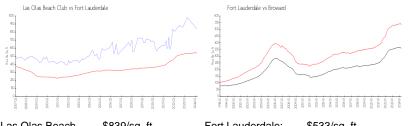
## **Building Association Information**

Las Olas Beach Club Condominium (954) 414-1020

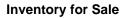
#### **Recent Sales**

Unit #	Size	Closing Date	Sale Price	PPSF
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
2701	4,059 sq ft	Oct 2023	\$3,950,000	\$973
1006	1,905 sq ft	Aug 2023	\$1,425,000	\$748

#### **Market Information**



Las Olas Beach	\$839/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Club:			
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.



Las Olas Beach Club	7%
Fort Lauderdale	4%
Broward	4%





## Avg. Time to Close Over Last 12 Months

Las Olas Beach Club	89 days
Fort Lauderdale	76 days
Broward	67 days