

# Unit 701 - Las Olas Beach Club

701 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10409937  
 Status: Active  
 Size: 2,950 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 0  
 Parking Spaces: Covered Parking, Guest Parking, Valet Parking  
 View: Intracoastal View, Direct Ocean  
 List Price: \$1,999,999  
 List PPSF: \$678  
 Valuated Price: \$2,255,000  
 Valuated PPSF: \$764

*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

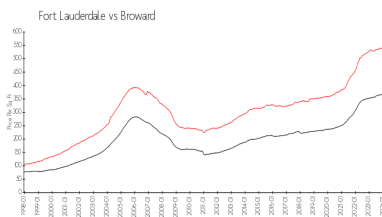
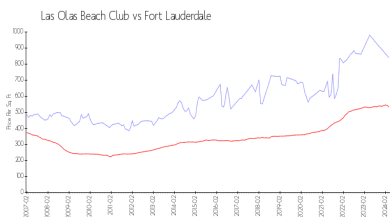
## Building Association Information

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

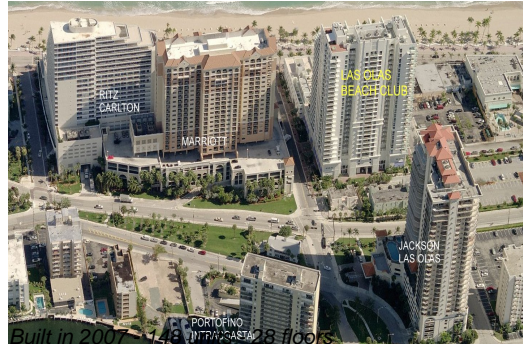
## Market Information



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

## Inventory for Sale

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