

Unit PH 1 - Waverly Las Olas

PH 1 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10410195
Status:	Active
Size:	5,103 Sq ft.
Bedrooms:	5
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	Other View
List Price:	\$2,500,000
List PPSF:	\$490
Valuated Price:	\$2,361,000
Valuated PPSF:	\$463

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:	304
Number of active listings for rent:	19
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

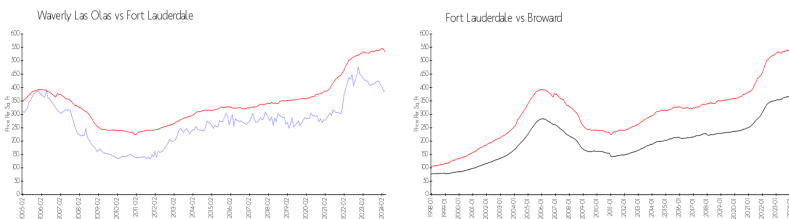
Building Association Information

Waverly Las Olas
 Property manager: (954) 358-2555

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1013	780 sq ft	Mar 2024	\$350,000	\$449
1118	1,541 sq ft	Mar 2024	\$610,000	\$396
1005	1,350 sq ft	Feb 2024	\$495,000	\$367
1505	1,567 sq ft	Feb 2024	\$650,000	\$415
1024	1,147 sq ft	Dec 2023	\$455,000	\$397
1216	1,216 sq ft	Dec 2023	\$544,000	\$447

Market Information



Waverly Las Olas:	\$388/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$353/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Waverly Las Olas
Fort Lauderdale
Broward

77 days
78 days
68 days