

# Unit 4603 - 100 Las Olas

4603 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10427555  
 Status: Active  
 Size: 5,281 Sq ft.  
 Bedrooms: 5  
 Full Bathrooms: 6  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View: Ocean View,River,Water View  
 List Price: \$10,499,000  
 List PPSF: \$1,988  
 Valuated Price: \$6,581,000  
 Valuated PPSF: \$1,401

*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: 113  
 Number of active listings for rent: 0  
 Number of active listings for sale: 12  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

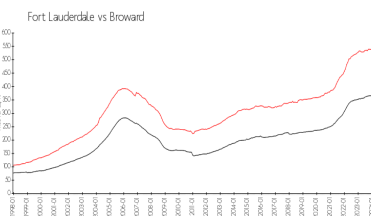
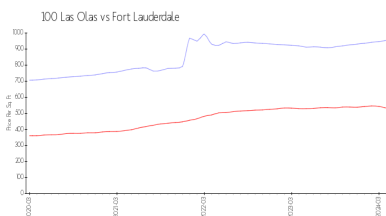
## Building Association Information

100 Las Olas  
 Address: 100 E Las Olas Blvd #2401,  
 Fort Lauderdale, FL 33301  
 Phone: (954) 399-7244

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604	1,867 sq ft	May 2024	\$1,625,000	\$870
3503	2,964 sq ft	Nov 2023	\$2,400,000	\$810
2802	1,501 sq ft	Nov 2023	\$1,560,000	\$1,039
3303	2,964 sq ft	Aug 2023	\$2,400,000	\$810
PH4603	5,281 sq ft	May 2023	\$5,000,000	\$947

## Market Information



100 Las Olas: \$953/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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 Broward: \$351/sq. ft.

## Inventory for Sale

100 Las Olas: 11%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

100 Las Olas	90 days
Fort Lauderdale	76 days
Broward	67 days