

# Unit 902 - Las Olas Beach Club

902 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10429275  
 Status: Active  
 Size: 2,380 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View: Intracoastal View,Direct Ocean  
 List Price: \$2,099,000  
 List PPSF: \$882  
 Valuated Price: \$1,701,000  
 Valuated PPSF: \$715

*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

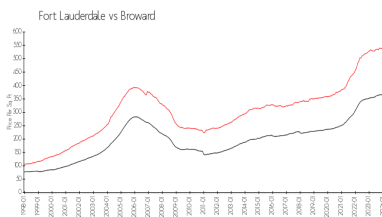
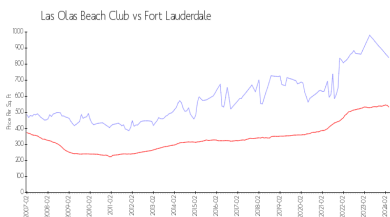
## Building Association Information

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

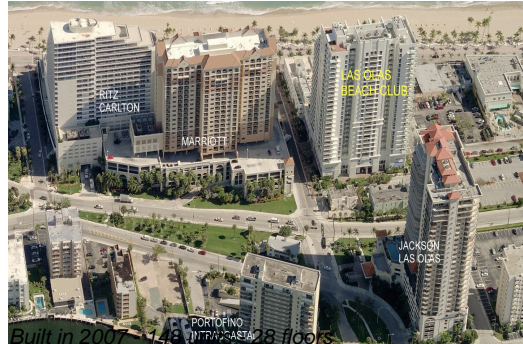
## Market Information



Las Olas Beach Club:	\$839/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	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	78 days
Broward	68 days