

# Unit 1006 - Las Olas River House

1006 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10431460  
 Status: Active  
 Size: 1,869 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Parking-Under Building  
 View: River  
 List Price: \$1,285,000  
 List PPSF: \$688  
 Valuated Price: \$916,000  
 Valuated PPSF: \$490

*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: 284  
 Number of active listings for rent: 8  
 Number of active listings for sale: 20  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 23  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 7

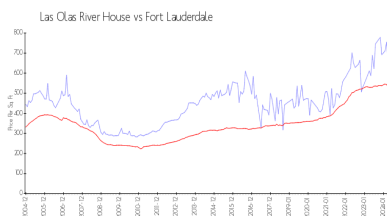
## Building Association Information

Las Olas River House Condominium  
 (954) 779-1633

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2504   | 2,129 sq ft | Apr 2024     | \$1,250,000 | \$587 |
| 2405   | 2,129 sq ft | Mar 2024     | \$1,549,000 | \$728 |
| 1701   | 1,161 sq ft | Mar 2024     | \$875,000   | \$754 |
| 2002   | 1,522 sq ft | Mar 2024     | \$1,175,000 | \$772 |
| 2302   | 1,522 sq ft | Mar 2024     | \$1,131,700 | \$744 |
| 4106   | 3,189 sq ft | Mar 2024     | \$2,300,000 | \$721 |

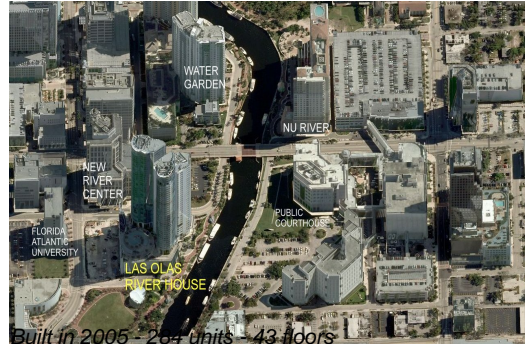
## Market Information



Las Olas River House: \$647/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.  
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 Broward: \$351/sq. ft.

## Inventory for Sale

Las Olas River House: 7%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

|                      |          |
|----------------------|----------|
| Las Olas River House | 114 days |
| Fort Lauderdale      | 76 days  |
| Broward              | 67 days  |