

# Unit 3203 - Las Olas Grand

3203 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10435416
Status:	Active
Size:	2,110 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View,River
List Price:	\$1,595,000
List PPSF:	\$756
Valuated Price:	\$1,536,000
Valuated PPSF:	\$728

*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:	212
Number of active listings for rent:	3
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

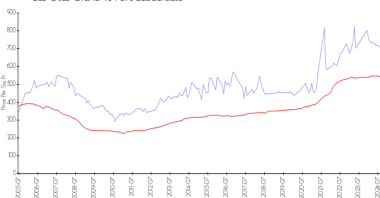
Las Olas Grand Condominium  
(954) 465-2560

## Recent Sales

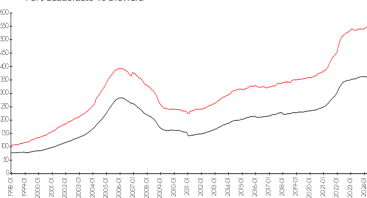
Unit #	Size	Closing Date	Sale Price	PPSF
803	2,110 sq ft	Nov 2024	\$1,300,000	\$616
1401	2,635 sq ft	Jun 2024	\$1,425,000	\$541
402	1,630 sq ft	Jun 2024	\$1,205,000	\$739
2503	2,110 sq ft	Apr 2024	\$1,435,000	\$680
403	3,010 sq ft	Apr 2024	\$1,600,000	\$532
1204	2,110 sq ft	Apr 2024	\$1,800,000	\$853

## Market Information

Las Olas Grand vs Fort Lauderdale



Fort Lauderdale vs Broward



Las Olas Grand: \$709/sq. ft.  
Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.  
Broward: \$339/sq. ft.

## Inventory for Sale

Las Olas Grand	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Las Olas Grand	60 days
Fort Lauderdale	86 days
Broward	74 days

