

# Unit 1407 - Las Olas River House

1407 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10435655
Status:	Active
Size:	1,522 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	Pool Area View,River
List Price:	\$1,100,000
List PPSF:	\$723
Valuated Price:	\$1,009,000
Valuated PPSF:	\$663

*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:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	6

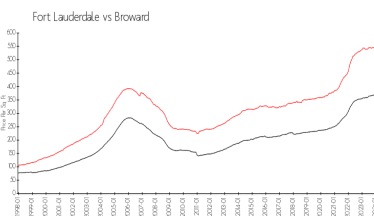
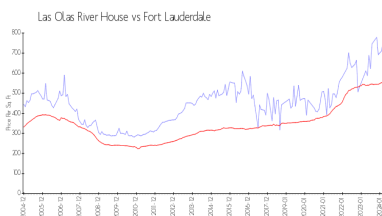
## Building Association Information

Las Olas River House Condominium  
(954) 779-1633

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2004	2,129 sq ft	May 2024	\$1,430,000	\$672
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

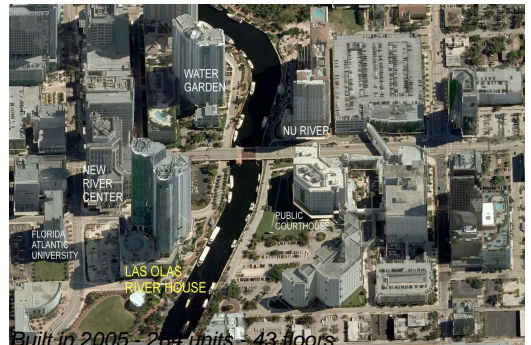
## Market Information



Las Olas River House:	\$726/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Las Olas River House	5%
Fort Lauderdale	4%
Broward	3%



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

Las Olas River House	116 days
Fort Lauderdale	79 days
Broward	68 days