

Unit 2306 - Las Olas Grand

2306 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10438459
Status:	Active
Size:	2,635 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View,River
List Price:	\$2,495,000
List PPSF:	\$947
Valuated Price:	\$2,010,000
Valuated PPSF:	\$763

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:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	0

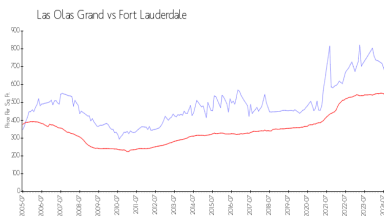
Building Association Information

Las Olas Grand Condominium
(954) 465-2560

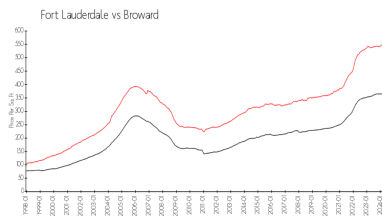
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: \$677/sq. ft.
Fort Lauderdale: \$543/sq. ft.



Fort Lauderdale: \$543/sq. ft.
Broward: \$351/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	59 days
Fort Lauderdale	84 days
Broward	72 days

