

# 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: \$2,013,000  
 Valuated PPSF: \$764

*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: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

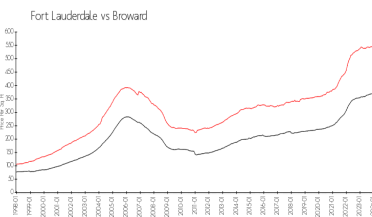
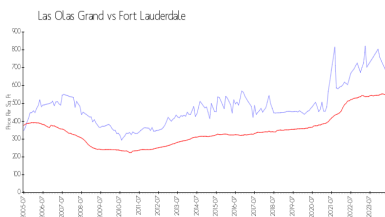
## Building Association Information

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: \$678/sq. ft.  
 Fort Lauderdale: \$549/sq. ft.  
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 Broward: \$351/sq. ft.

## Inventory for Sale

Las Olas Grand: 2%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Las Olas Grand  
Fort Lauderdale  
Broward

66 days  
80 days  
69 days