

# Unit 4504 - 100 Las Olas

4504 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10439423  
 Status: Active  
 Size: 1,867 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking,Parking-Under Building Ocean View,Other View,River  
 View:  
 List Price: \$1,995,000  
 List PPSF: \$1,069  
 Valuated Price: \$1,728,000  
 Valuated PPSF: \$1,011

*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: 113  
 Number of active listings for rent: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

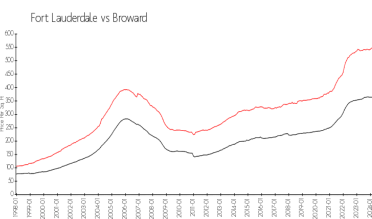
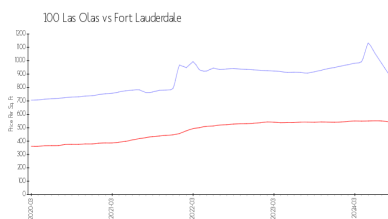
## Building Association Information

100 Las Olas  
 Address: 100 E Las Olas Blvd #2401,  
 Fort Lauderdale, FL 33301  
 Phone: (954) 399-7244

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1604	1,867 sq ft	May 2024	\$1,625,000	\$870
3503	2,964 sq ft	Nov 2023	\$2,400,000	\$810
2802	1,501 sq ft	Nov 2023	\$1,560,000	\$1,039

## Market Information



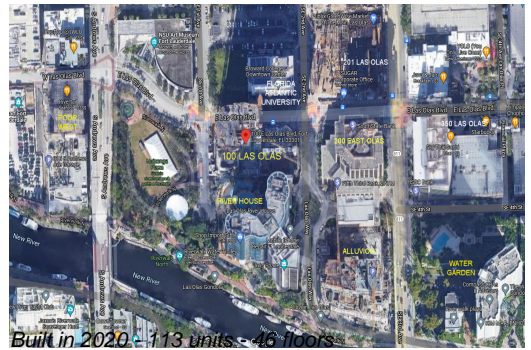
100 Las Olas: \$903/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$345/sq. ft.

## Inventory for Sale

100 Las Olas 14%  
 Fort Lauderdale 5%  
 Broward 4%

## Avg. Time to Close Over Last 12 Months



100 Las Olas  
Fort Lauderdale  
Broward

81 days  
84 days  
72 days