

Unit 2303 - Las Olas River House

2303 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10442125
Status:	Active
Size:	1,869 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Other View,Pool Area View,River
List Price:	\$1,199,500
List PPSF:	\$642
Valuated Price:	\$1,219,000
Valuated PPSF:	\$652

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:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

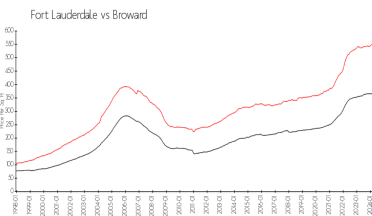
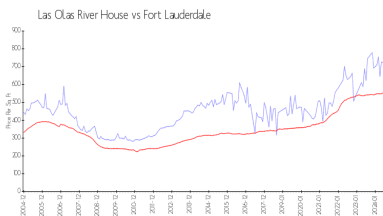
Building Association Information

Las Olas River House Condominium
(954) 779-1633

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	1,869 sq ft	Aug 2024	\$1,250,000	\$669
909	2,141 sq ft	Aug 2024	\$1,350,000	\$631
3303	1,869 sq ft	Jun 2024	\$1,215,000	\$650
2406	1,869 sq ft	Jun 2024	\$1,100,000	\$589
2210	3,470 sq ft	Jun 2024	\$2,100,000	\$605

Market Information

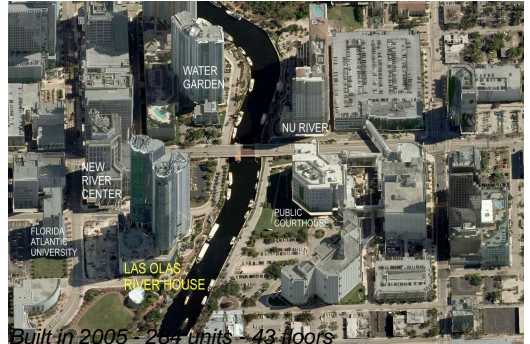


Las Olas River House:	\$798/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Las Olas River House
Fort Lauderdale
Broward

119 days
84 days
72 days