

# Unit 1123 - Waverly Las Olas

1123 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10442882
Status:	Active
Size:	1,228 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	Other View,Pool Area View
List Price:	\$475,000
List PPSF:	\$387
Valuated Price:	\$429,000
Valuated PPSF:	\$349

*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:	304
Number of active listings for rent:	19
Number of active listings for sale:	17
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	0

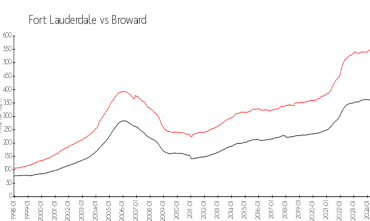
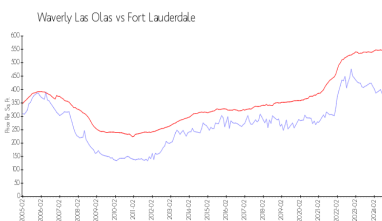
## Building Association Information

Waverly Las Olas  
Property manager: (954) 358-2555

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
528	790 sq ft	Jun 2024	\$362,000	\$458
938	1,518 sq ft	Jun 2024	\$583,000	\$384
1120	817 sq ft	Jun 2024	\$320,000	\$392
1410	1,216 sq ft	Jun 2024	\$530,000	\$436
1013	780 sq ft	Mar 2024	\$350,000	\$449
1118	1,541 sq ft	Mar 2024	\$610,000	\$396

## Market Information



Waverly Las Olas:	\$356/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$340/sq. ft.

## Inventory for Sale

Waverly Las Olas	6%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Waverly Las Olas	66 days
Fort Lauderdale	86 days



Broward

74 days