

Unit 642 - Waverly Las Olas

642 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10444270
 Status: Active
 Size: 1,518 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View: Other View
 List Price: \$610,000
 List PPSF: \$402
 Valuated Price: \$562,000
 Valuated PPSF: \$370

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: 18
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

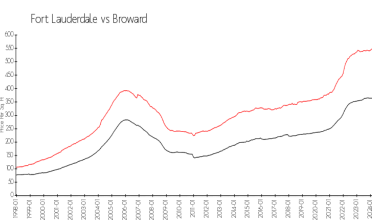
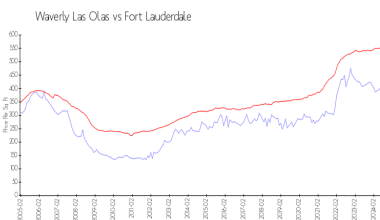
Building Association Information

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

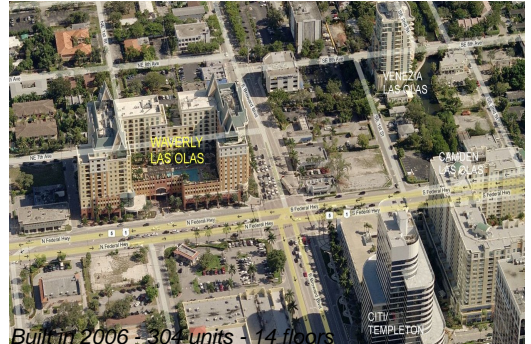


Waverly Las Olas: \$364/sq. ft.
 Fort Lauderdale: \$545/sq. ft.

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 Broward: \$345/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	65 days
Fort Lauderdale	84 days
Broward	72 days