

Unit 1404 - Waverly Las Olas

1404 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10444404
 Status: Active
 Size: 1,558 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View: Garden View,Other View
 List Price: \$539,000
 List PPSF: \$346
 Valuated Price: \$583,000
 Valuated PPSF: \$374

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: 16
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

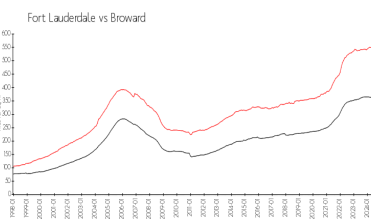
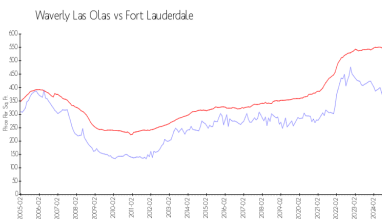
Building Association Information

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: \$371/sq. ft. Fort Lauderdale: \$543/sq. ft.
 Fort Lauderdale: \$543/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Waverly Las Olas: 64 days
 Fort Lauderdale: 84 days



Broward

72 days