

Unit 204 - Landings at Las Olas

204 - 400 Hendricks Isl, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10446051
 Status: Active Under Contract
 Size: 2,687 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking
 View: Canal,Pool Area View
 List Price: \$1,499,000
 List PPSF: \$558
 Valuated Price: \$1,670,000
 Valuated PPSF: \$622

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.

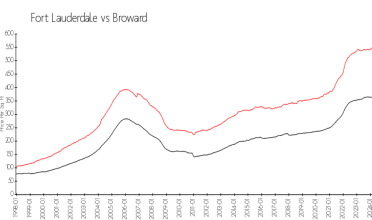
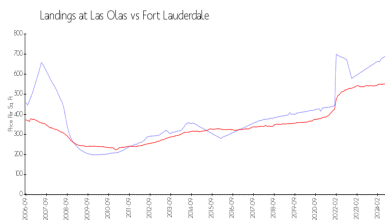
Building Information

Number of units: 14
 Number of active listings for rent: 0
 Number of active listings for sale: 2
 Building inventory for sale: 14%
 Number of sales over the last 12 months: 1
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
PH-501	3,664 sq ft	Mar 2024	\$3,100,000	\$846

Market Information



Landings at Las Olas:	\$699/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

Landings at Las Olas	14%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Landings at Las Olas	203 days
Fort Lauderdale	84 days
Broward	72 days

