

# Unit 1210 - Waverly Las Olas

1210 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10448582  
 Status: Active  
 Size: 1,558 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces,Space Rented,Valet Parking  
 View: Ocean View,Other View  
 List Price: \$600,000  
 List PPSF: \$385  
 Valuated Price: \$558,000  
 Valuated PPSF: \$358

*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: 14  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

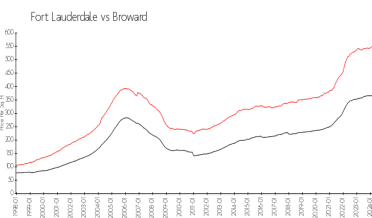
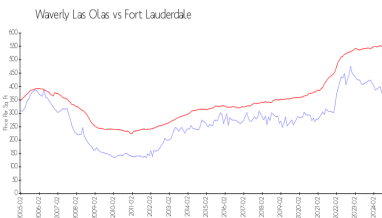
## Building Association Information

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

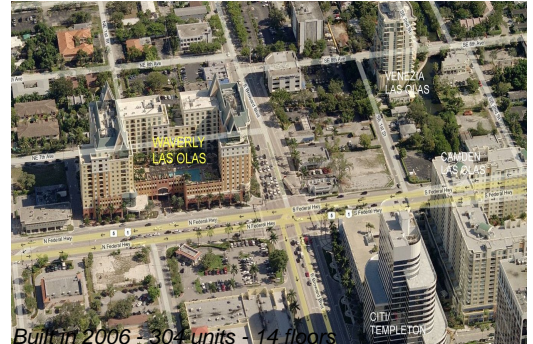


Waverly Las Olas: \$362/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.

Fort Lauderdale: \$547/sq. ft.  
 Broward: \$346/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	62 days
Fort Lauderdale	84 days
Broward	72 days