

Unit 3906 - Las Olas River House

3906 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10449636
Status:	Active
Size:	3,189 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Valet Parking
View:	Other View,Pool Area View,River
List Price:	\$2,295,000
List PPSF:	\$720
Valuated Price:	\$2,575,000
Valuated PPSF:	\$807

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:	284
Number of active listings for rent:	8
Number of active listings for sale:	16
Building inventory for sale:	5%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	3

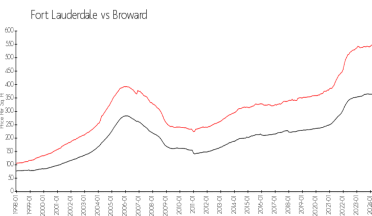
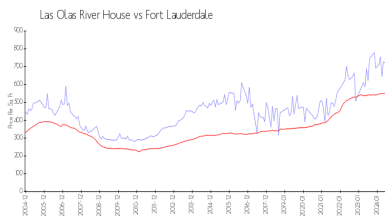
Building Association Information

Las Olas River House Condominium
(954) 779-1633

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	1,869 sq ft	Aug 2024	\$1,250,000	\$669
909	2,141 sq ft	Aug 2024	\$1,350,000	\$631
3303	1,869 sq ft	Jun 2024	\$1,215,000	\$650
2406	1,869 sq ft	Jun 2024	\$1,100,000	\$589
2210	3,470 sq ft	Jun 2024	\$2,100,000	\$605

Market Information

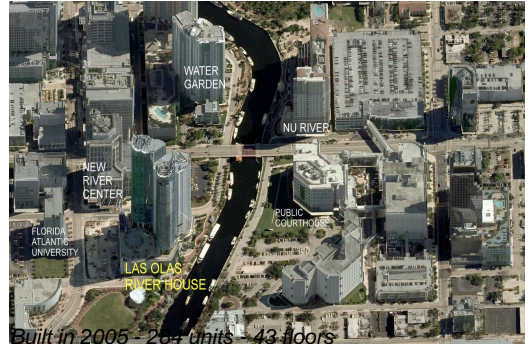
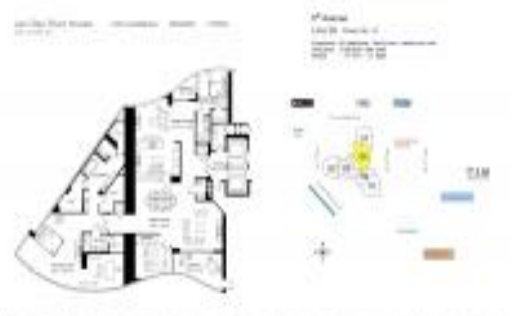


Las Olas River House:	\$798/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

Inventory for Sale

Las Olas River House	6%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Las Olas River House
Fort Lauderdale
Broward

119 days
84 days
72 days