

Unit 1406 - Waverly Las Olas

1406 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10450456
 Status: Active
 Size: 1,211 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View: Ocean View
 List Price: \$547,000
 List PPSF: \$452
 Valuated Price: \$445,000
 Valuated PPSF: \$367

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: 4
 Number of sales over the last 3 months: 4

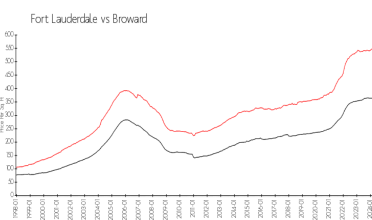
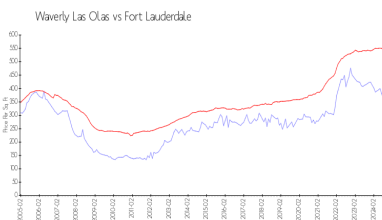
Building Association Information

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

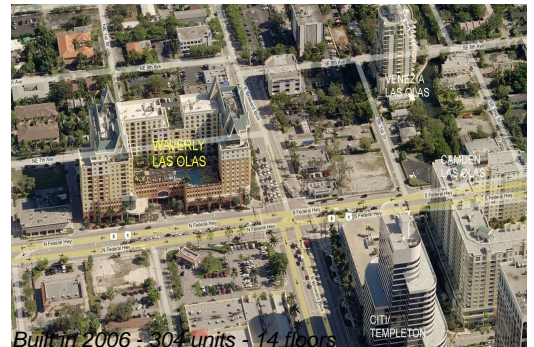


Waverly Las Olas: \$364/sq. ft.
 Fort Lauderdale: \$545/sq. ft.

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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 |