

# Unit 1801A - Jackson Tower Las Olas

1801A - 100 S Birch St, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number: F10456807  
 Status: Active  
 Size: 1,998 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View: Intracoastal View,Ocean View,Direct Ocean  
 List Price: \$1,699,000  
 List PPSF: \$850  
 Valuated Price: \$1,361,000  
 Valuated PPSF: \$681

*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: 124  
 Number of active listings for rent: 5  
 Number of active listings for sale: 12  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

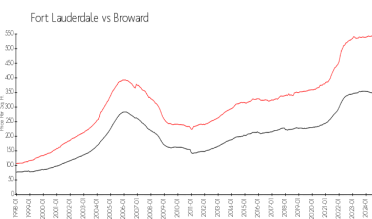
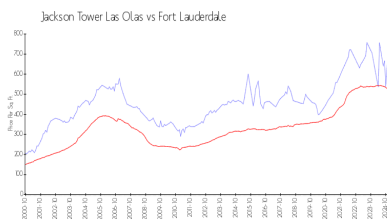
## Building Association Information

Jackson Towers Las Olas Condominium  
 (954) 523-6576

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2304E	1,934 sq ft	Oct 2024	\$1,137,000	\$588
2504	1,934 sq ft	Sep 2024	\$1,330,000	\$688
1905D	1,650 sq ft	Aug 2024	\$1,015,000	\$615
1205	1,650 sq ft	May 2024	\$1,115,000	\$676
702E	2,000 sq ft	Apr 2024	\$950,000	\$475

## Market Information



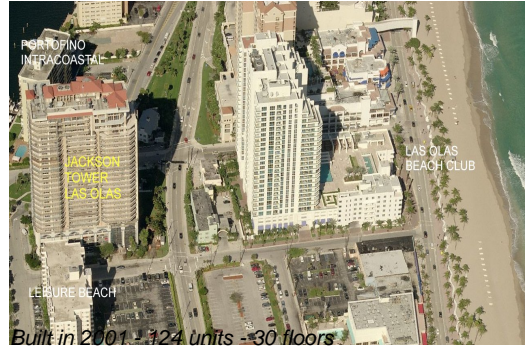
Jackson Tower Las Olas: \$717/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Fort Lauderdale: \$527/sq. ft.  
 Broward: \$334/sq. ft.

## Inventory for Sale

Jackson Tower Las Olas: 10%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Jackson Tower Las Olas: 40 days



Fort Lauderdale  
Broward

90 days  
78 days