

Unit 3403 - 100 Las Olas

3403 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10459111
 Status: Active
 Size: 2,658 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View: Other View,River
 List Price: \$2,295,000
 List PPSF: \$863
 Valuated Price: \$2,615,000
 Valuated PPSF: \$984

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: 113
 Number of active listings for rent: 0
 Number of active listings for sale: 21
 Building inventory for sale: 18%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

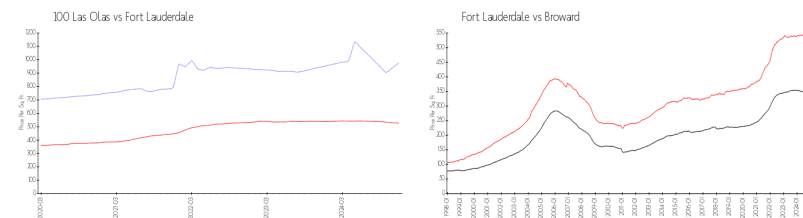
Building Association Information

100 Las Olas
 Address: 100 E Las Olas Blvd #2401,
 Fort Lauderdale, FL 33301
 Phone: (954) 399-7244

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1904	1,867 sq ft	Jan 2025	\$1,525,000	\$817
3804	1,867 sq ft	Jan 2025	\$1,600,000	\$857
3303	2,964 sq ft	Jan 2025	\$2,100,000	\$709
3604	1,867 sq ft	Dec 2024	\$1,710,000	\$916
3001	2,395 sq ft	Oct 2024	\$1,975,000	\$825
1701	2,395 sq ft	Oct 2024	\$1,625,000	\$678

Market Information

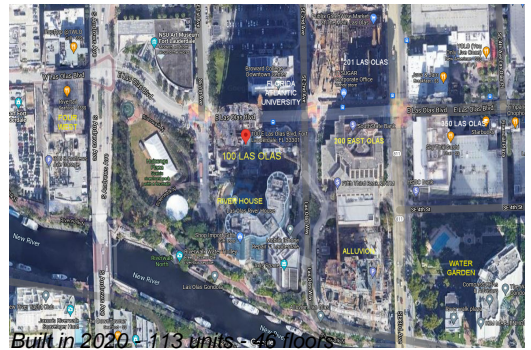


100 Las Olas: \$980/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Fort Lauderdale: \$527/sq. ft.
 Broward: \$334/sq. ft.

Inventory for Sale

100 Las Olas: 19%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months



100 Las Olas
Fort Lauderdale
Broward

93 days
90 days
78 days