

# Unit 806 - Las Olas Grand

806 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10460370
Status:	Active
Size:	2,635 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	River,Water View
List Price:	\$1,695,000
List PPSF:	\$643
Valuated Price:	\$1,812,000
Valuated PPSF:	\$688

*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:	212
Number of active listings for rent:	3
Number of active listings for sale:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

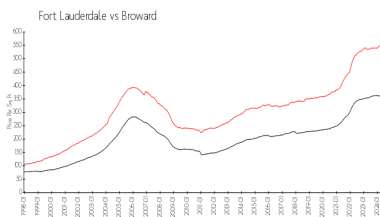
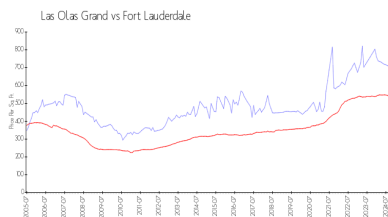
## Building Association Information

Las Olas Grand Condominium  
(954) 465-2560

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502	1,630 sq ft	Nov 2024	\$1,375,000	\$844
803	2,110 sq ft	Nov 2024	\$1,300,000	\$616
1401	2,635 sq ft	Jun 2024	\$1,425,000	\$541
402	1,630 sq ft	Jun 2024	\$1,205,000	\$739
2503	2,110 sq ft	Apr 2024	\$1,435,000	\$680
403	3,010 sq ft	Apr 2024	\$1,600,000	\$532
1204	2,110 sq ft	Apr 2024	\$1,800,000	\$853

## Market Information



Las Olas Grand:	\$709/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Las Olas Grand	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Las Olas Grand	55 days
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Built in 2005 - 212 units - 38 floors

Fort Lauderdale  
Broward

87 days  
75 days