

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: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

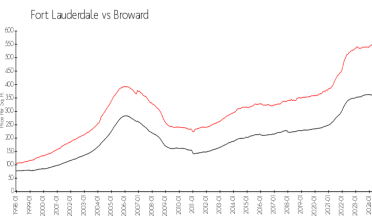
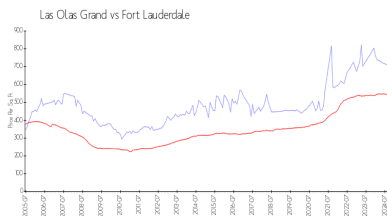
Building Association Information

Las Olas Grand Condominium
 (954) 465-2560

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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: 60 days
 Fort Lauderdale: 86 days



Built in 2005 - 212 units - 38 floors

Broward

74 days