

# Unit 4301 - 100 Las Olas

4301 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10463628
Status:	Active
Size:	3,626 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	Ocean View,Pool Area View
List Price:	\$5,250,000
List PPSF:	\$1,448
Valuated Price:	\$4,023,000
Valuated PPSF:	\$1,109

*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:	23
Building inventory for sale:	20%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

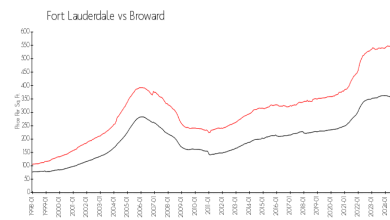
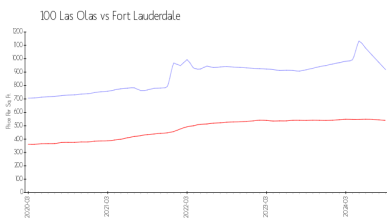
## Building Association Information

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
3001	2,395 sq ft	Oct 2024	\$1,975,000	\$825
1701	2,395 sq ft	Oct 2024	\$1,625,000	\$678
1604	1,867 sq ft	May 2024	\$1,625,000	\$870

## Market Information



100 Las Olas: \$919/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.

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 Broward: \$339/sq. ft.

## Inventory for Sale

100 Las Olas	20%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

100 Las Olas	43 days
Fort Lauderdale	86 days
Broward	74 days

