

Unit 1403 - Waverly Las Olas

1403 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10464355
Status:	Active
Size:	1,212 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Other View
List Price:	\$549,000
List PPSF:	\$453
Valuated Price:	\$505,000
Valuated PPSF:	\$417

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:	304
Number of active listings for rent:	19
Number of active listings for sale:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

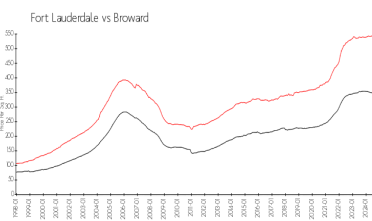
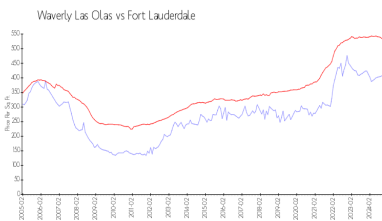
Building Association Information

Waverly Las Olas
 Property manager: (954) 358-2555

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1210	1,558 sq ft	Dec 2024	\$542,500	\$348
836	835 sq ft	Dec 2024	\$345,000	\$413
1216	1,216 sq ft	Dec 2024	\$544,000	\$447
528	790 sq ft	Jun 2024	\$362,000	\$458
938	1,518 sq ft	Jun 2024	\$583,000	\$384
1120	817 sq ft	Jun 2024	\$320,000	\$392
1410	1,216 sq ft	Jun 2024	\$530,000	\$436

Market Information



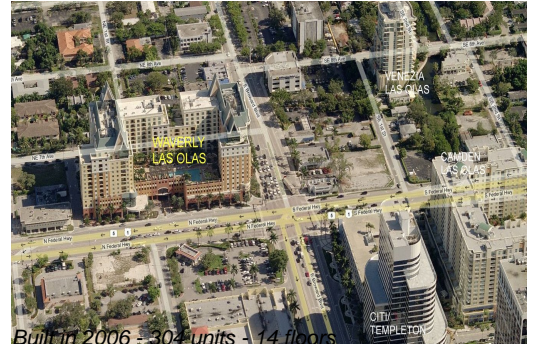
Waverly Las Olas:	\$413/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Waverly Las Olas	6%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Waverly Las Olas	79 days
Fort Lauderdale	89 days



Broward

78 days