

Unit 405 - Las Olas Grand

405 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10465493
Status:	Active
Size:	1,630 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Guest Parking, Valet Parking
View:	River, Water View
List Price:	\$1,295,000
List PPSF:	\$794
Valuated Price:	\$943,000
Valuated PPSF:	\$579

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

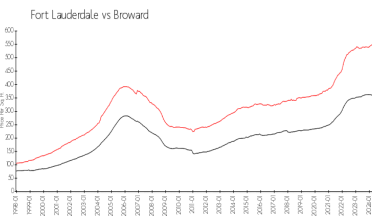
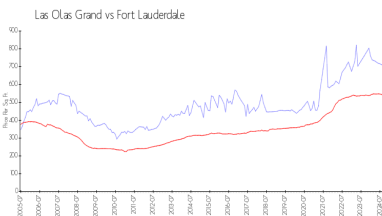
Building Association Information

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.

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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
Broward	74 days

