

Unit 902 - Las Olas Grand

902 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10467889
Status:	Active
Size:	1,630 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	River
List Price:	\$1,325,000
List PPSF:	\$813
Valuated Price:	\$896,000
Valuated PPSF:	\$550

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:	13
Building inventory for sale:	6%
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:	4

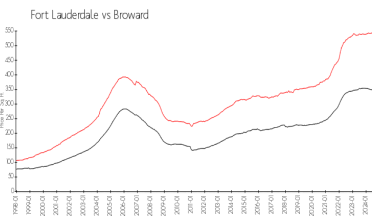
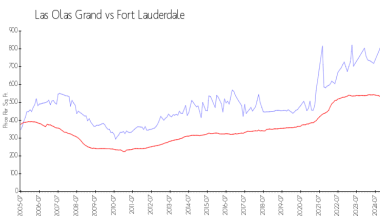
Building Association Information

Las Olas Grand Condominium
(954) 465-2560

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3203	2,110 sq ft	Jan 2025	\$1,495,000	\$709
1406	2,635 sq ft	Dec 2024	\$1,650,000	\$626
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

Market Information



Las Olas Grand:	\$612/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Las Olas Grand	87 days
Fort Lauderdale	89 days
Broward	78 days

