

# Unit 4603 - 100 Las Olas

4603 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10469271
Status:	Active
Size:	5,281 Sq ft.
Bedrooms:	5
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View,Other View
List Price:	\$9,995,000
List PPSF:	\$1,893
Valuated Price:	\$6,346,000
Valuated PPSF:	\$1,351

*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

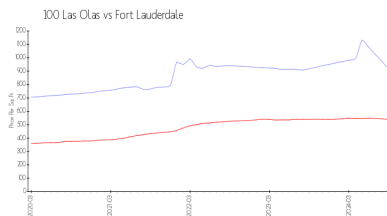
## Building Association Information

100 Las Olas  
Address: 100 E Las Olas Blvd #2401,  
Fort Lauderdale, FL 33301  
Phone: (954) 399-7244

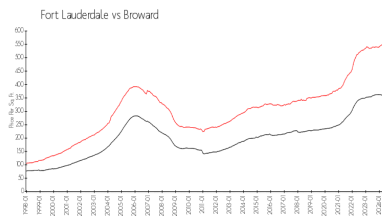
## Recent Sales

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.



Fort Lauderdale: \$539/sq. ft.  
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	87 days
Broward	75 days

