

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

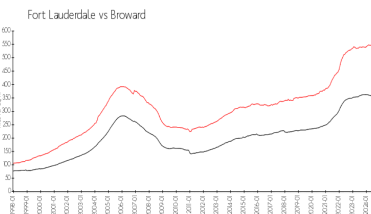
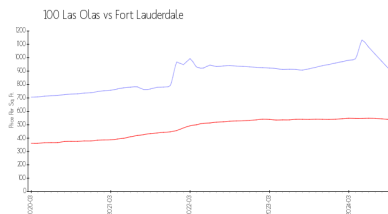
Building Association Information

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

