

# Unit 1030 - 350 Las Olas

1030 - 350 SE 2 St, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10471798  
 Status: Active  
 Size: 1,297 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space,Assigned Parking  
 View: Ocean View,Other View  
 List Price: \$689,000  
 List PPSF: \$531  
 Valuated Price: \$525,000  
 Valuated PPSF: \$405

*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: 163  
 Number of active listings for rent: 7  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

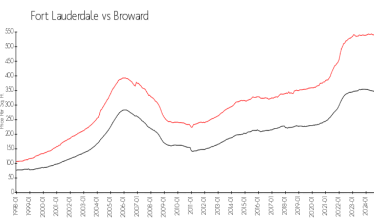
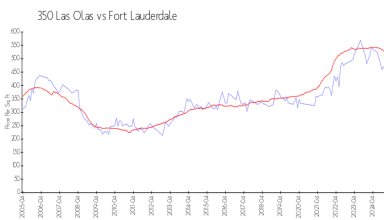
## Building Association Information

350 Las Olas Place Condominium Association  
 (954) 760-7553

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2670	1,650 sq ft	Jan 2025	\$950,000	\$576
2580	847 sq ft	Dec 2024	\$415,000	\$490
1470	1,580 sq ft	Oct 2024	\$670,000	\$424
2970	1,650 sq ft	Sep 2024	\$1,000,000	\$606
2430	1,297 sq ft	Jun 2024	\$665,000	\$513

## Market Information



350 Las Olas:	\$480/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

350 Las Olas	3%
Fort Lauderdale	6%
Broward	5%

## Avg. Time to Close Over Last 12 Months

350 Las Olas	47 days
Fort Lauderdale	89 days
Broward	78 days

