

Unit 2670 - 350 Las Olas

2670 - 350 SE 2 St, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10472447
 Status: Pending
 Size: 1,650 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking
 View: Ocean View,Other View
 List Price: \$975,000
 List PPSF: \$591
 Valuated Price: \$752,000
 Valuated PPSF: \$476

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: 8
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

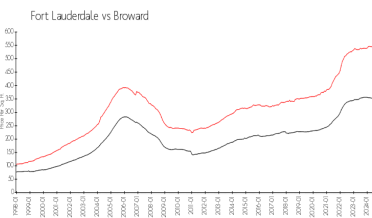
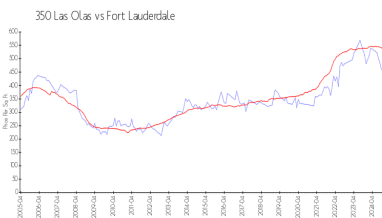
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
760	1,200 sq ft	Mar 2024	\$607,000	\$506

Market Information



350 Las Olas: \$458/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

350 Las Olas: 51 days
 Fort Lauderdale: 89 days
 Broward: 76 days

