

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

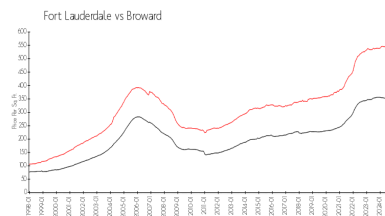
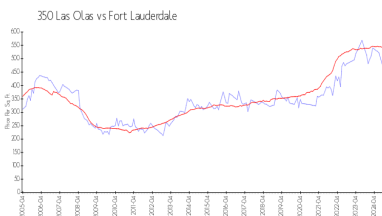
Building Association Information

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.

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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

