

Unit 2905 - Las Olas Beach Club

2905 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10472607
 Status: Active
 Size: 5,695 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms: 2
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View: Intracoastal View,Ocean View,Direct Ocean
 List Price: \$12,000,000
 List PPSF: \$2,107
 Valuated Price: \$6,418,000
 Valuated PPSF: \$1,127

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: 148
 Number of active listings for rent: 4
 Number of active listings for sale: 10
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

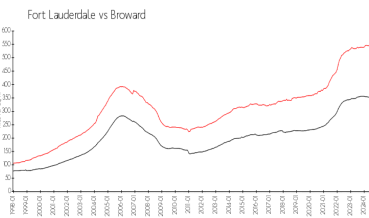
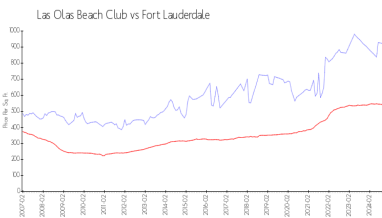
Building Association Information

Las Olas Beach Club Condominium
 (954) 414-1020

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1001	2,950 sq ft	Dec 2024	\$1,850,000	\$627
701	2,950 sq ft	Dec 2024	\$1,400,500	\$475
1906	1,905 sq ft	Jul 2024	\$1,512,500	\$794
2501	4,320 sq ft	Jun 2024	\$4,600,000	\$1,065
1106	1,905 sq ft	Jan 2024	\$1,410,000	\$740

Market Information



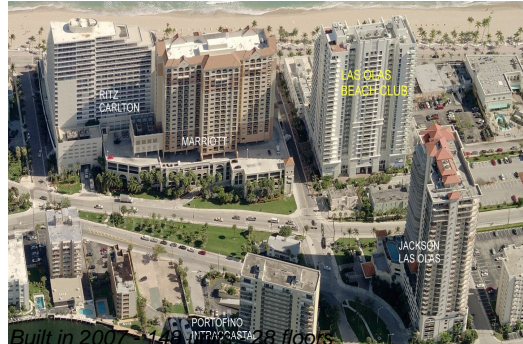
Las Olas Beach Club:	\$917/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Las Olas Beach Club: 7%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months

Las Olas Beach Club: 167 days



Fort Lauderdale
Broward

89 days
76 days