

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

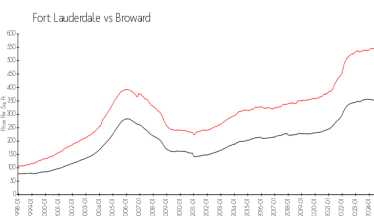
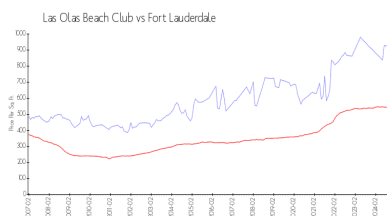
Building Association Information

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



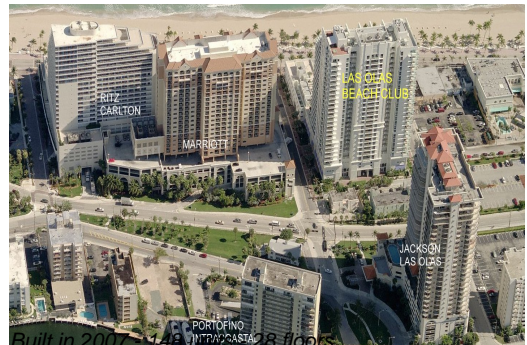
Las Olas Beach Club:	\$917/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

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	176 days
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Fort Lauderdale
Broward

89 days
76 days