

Unit PH1 - 350 Las Olas

PH1 - 350 SE 2 St, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10498250
Status:	Active
Size:	3,150 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$3,595,000
List PPSF:	\$1,141
Valuated Price:	\$1,871,000
Valuated PPSF:	\$594

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:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

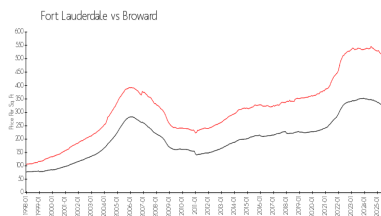
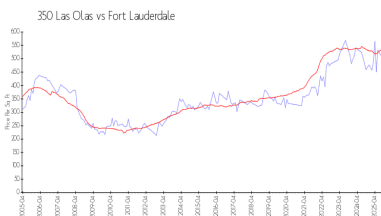
350 Las Olas Place Condominium Association
(954) 760-7553

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2430	1,297 sq ft	Jul 2025	\$570,000	\$439
970	1,650 sq ft	Jun 2025	\$790,000	\$479
1160	1,200 sq ft	Jun 2025	\$580,000	\$483
2340	1,200 sq ft	May 2025	\$560,000	\$467
2030	1,297 sq ft	Apr 2025	\$683,000	\$527

Market Information



350 Las Olas:	\$484/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

350 Las Olas	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

350 Las Olas
Fort Lauderdale
Broward

88 days
100 days
88 days