

# Unit 1104 - Las Olas Beach Club

1104 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10515990
Status:	Active
Size:	2,380 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking,Valet Parking
View:	
List Price:	\$2,599,999
List PPSF:	\$1,092
Valuated Price:	\$2,081,000
Valuated PPSF:	\$874

*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:	9
Building inventory for sale:	6%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

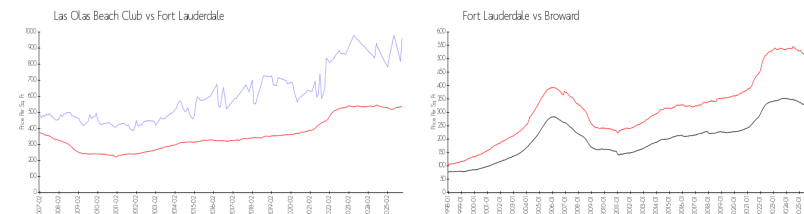
Las Olas Beach Club Condominium  
(954) 414-1020

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1907	1,905 sq ft	Nov 2025	\$1,725,000	\$906
1405	2,950 sq ft	Oct 2025	\$2,160,000	\$732
2107	1,905 sq ft	Sep 2025	\$1,536,179	\$806
901	2,950 sq ft	Sep 2025	\$2,110,000	\$715
2102	2,380 sq ft	Sep 2025	\$2,310,416	\$971
907	1,905 sq ft	Sep 2025	\$1,295,000	\$680

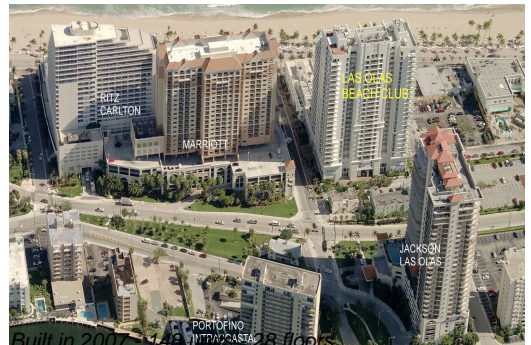
## Market Information



Las Olas Beach Club:	\$962/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Las Olas Beach Club	6%
Fort Lauderdale	4%
Broward	4%



### **Avg. Time to Close Over Last 12 Months**

Las Olas Beach Club	163 days
Fort Lauderdale	101 days
Broward	88 days