

Unit 3004 - 100 Las Olas

3004 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10526902
Status:	Active
Size:	1,867 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Detached
View:	
List Price:	\$1,749,500
List PPSF:	\$937
Valuated Price:	\$1,419,000
Valuated PPSF:	\$830

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:	113
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	10%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

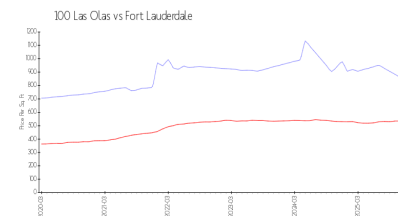
100 Las Olas
Address: 100 E Las Olas Blvd #2401,
Fort Lauderdale, FL 33301
Phone: (954) 399-7244

<https://>

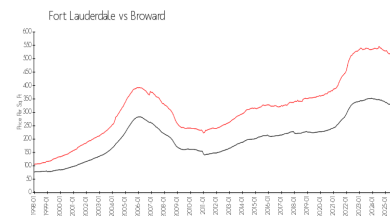
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	2,395 sq ft	Nov 2025	\$1,599,000	\$668
2603	2,658 sq ft	Jul 2025	\$2,200,000	\$828
2604	1,867 sq ft	Jul 2025	\$1,600,000	\$857
4103	2,964 sq ft	Mar 2025	\$2,100,000	\$709
2303	2,658 sq ft	Feb 2025	\$2,200,000	\$828

Market Information



100 Las Olas: \$861/sq. ft.
Fort Lauderdale: \$535/sq. ft.

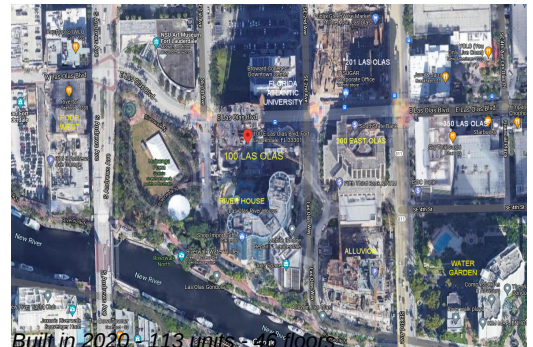


Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

100 Las Olas	11%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



100 Las Olas
Fort Lauderdale
Broward

118 days
101 days
88 days