

Unit 2303 - Las Olas River House

2303 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10531790
Status:	Active
Size:	1,869 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,149,000
List PPSF:	\$615
Valuated Price:	\$984,000
Valuated PPSF:	\$526

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:	284
Number of active listings for rent:	8
Number of active listings for sale:	15
Building inventory for sale:	5%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	7

Building Association Information

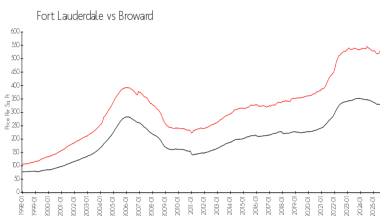
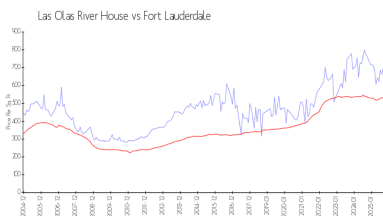
Las Olas River House Condominium
(954) 779-1633

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2907	2,726 sq ft	Dec 2025	\$2,650,000	\$972
2903	1,869 sq ft	Dec 2025	\$1,025,000	\$548
804	2,129 sq ft	Nov 2025	\$1,500,000	\$705
1801	1,161 sq ft	Nov 2025	\$845,000	\$728
2209	2,141 sq ft	Oct 2025	\$1,600,000	\$747
1602	1,522 sq ft	Oct 2025	\$975,000	\$641
2207	1,522 sq ft	Oct 2025	\$975,000	\$641

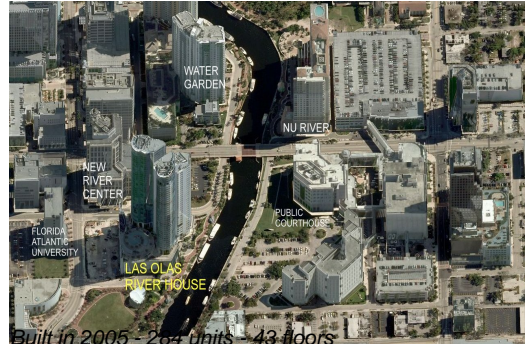
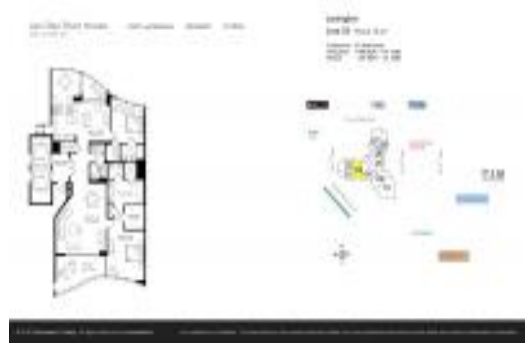
Market Information



Las Olas River House:	\$645/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Las Olas River House	5%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Las Olas River House	141 days
Fort Lauderdale	101 days
Broward	88 days