

Unit 2805 - Las Olas Grand

2805 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10535176
Status:	Active
Size:	1,630 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Guest Parking,Valet Parking
View:	
List Price:	\$1,690,000
List PPSF:	\$1,037
Valuated Price:	\$1,292,000
Valuated PPSF:	\$793

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:	212
Number of active listings for rent:	3
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

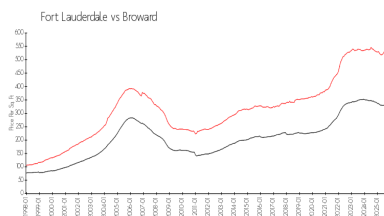
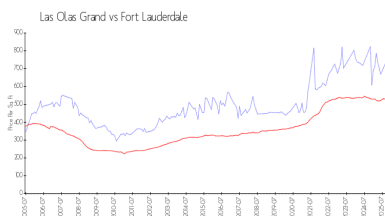
Las Olas Grand Condominium
(954) 465-2560

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2605	1,630 sq ft	Oct 2025	\$1,000,000	\$613
806	2,635 sq ft	Sep 2025	\$1,185,000	\$450
1202	1,630 sq ft	Jul 2025	\$950,000	\$583
2306	2,635 sq ft	Jun 2025	\$1,985,000	\$753
2806	2,635 sq ft	Apr 2025	\$1,850,000	\$702

Market Information



Las Olas Grand: \$765/sq. ft.
Fort Lauderdale: \$535/sq. ft.

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Broward: \$311/sq. ft.

Inventory for Sale

Las Olas Grand	2%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months

Las Olas Grand	127 days
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Fort Lauderdale
Broward

100 days
88 days