

Unit 1226 - Waverly Las Olas

1226 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10535544
Status:	Active
Size:	1,325 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$529,900
List PPSF:	\$400
Valuated Price:	\$437,000
Valuated PPSF:	\$330

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:	304
Number of active listings for rent:	19
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

Building Association Information

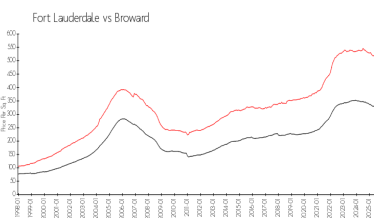
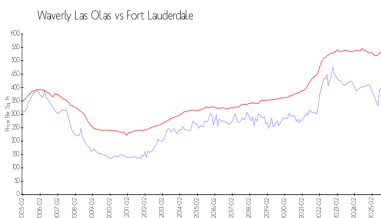
Waverly Las Olas
Property manager: (954) 358-2555

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
628	1,225 sq ft	Nov 2025	\$485,000	\$396
PH-1	5,103 sq ft	Oct 2025	\$1,995,000	\$391
528	790 sq ft	Oct 2025	\$340,000	\$430
526	1,245 sq ft	Sep 2025	\$400,000	\$321
Ph 1502	1,369 sq ft	Sep 2025	\$525,000	\$383
512	1,225 sq ft	Sep 2025	\$470,000	\$384

Market Information

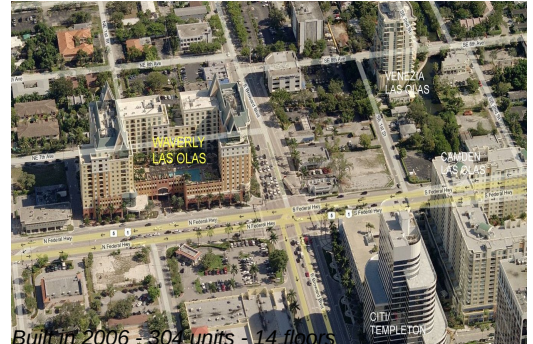


Waverly Las Olas:	\$367/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Waverly Las Olas
Fort Lauderdale
Broward

87 days
100 days
88 days