

# Unit 3403 - Las Olas Grand

3403 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10554412  
 Status: Active  
 Size: 2,110 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Attached,Attached  
 Garage,Covered,Deeded,Garage  
 View: River,Ocean,Intracoastal  
 List Price: \$1,400,000  
 List PPSF: \$664  
 Valuated Price: \$1,453,000  
 Valuated PPSF: \$689

*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: 12  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

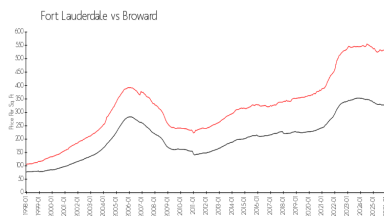
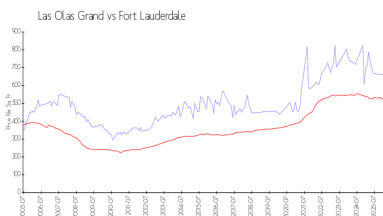
Las Olas Grand Condominium  
 (954) 465-2560

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price  | PPSF  |
|--------|-------------|--------------|-------------|-------|
| 2805   | 1,630 sq ft | Feb 2026     | \$1,500,000 | \$920 |
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| 902    | 1,630 sq ft | Jan 2026     | \$1,025,000 | \$629 |
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| 2605   | 1,630 sq ft | Oct 2025     | \$1,000,000 | \$613 |
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## Market Information



|                  |               |                  |               |
|------------------|---------------|------------------|---------------|
| Las Olas Grand:  | \$658/sq. ft. | Fort Lauderdale: | \$522/sq. ft. |
| Fort Lauderdale: | \$522/sq. ft. | Broward:         | \$306/sq. ft. |

## Inventory for Sale

Las Olas Grand: 6%  
 Fort Lauderdale: 7%  
 Broward: 6%

## Avg. Time to Close Over Last 12 Months



Las Olas Grand  
Fort Lauderdale  
Broward

174 days  
103 days  
89 days