

Unit 3402 - Las Olas Grand

3402 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10554924
Status:	Active
Size:	1,630 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned,Attached Garage,Garage,Valet
View:	River,Ocean
List Price:	\$1,324,000
List PPSF:	\$812
Valuated Price:	\$1,235,000
Valuated PPSF:	\$758

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:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

Building Association Information

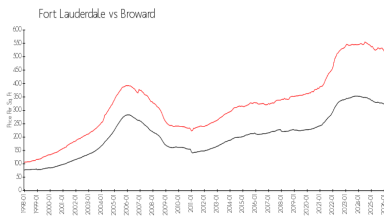
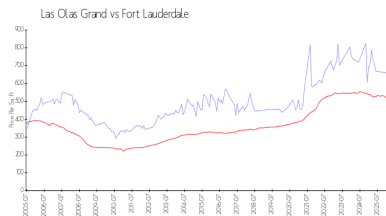
Las Olas Grand Condominium
(954) 465-2560

<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:	\$304/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