

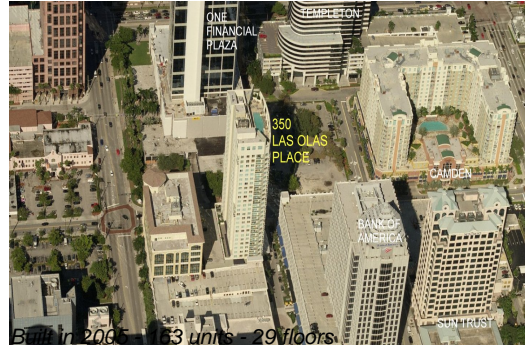
# Unit PH1 - 350 Las Olas

PH1 - 350 SE 2 St, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10556054  
 Status: Active  
 Size: 3,150 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Attached,Attached Garage,Garage,Valet  
 View: Ocean,Water,Other  
 List Price: \$2,950,000  
 List PPSF: \$937  
 Valuated Price: \$1,847,000  
 Valuated PPSF: \$586

*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: 163  
 Number of active listings for rent: 7  
 Number of active listings for sale: 11  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

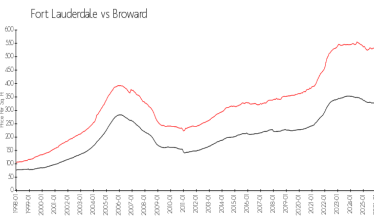
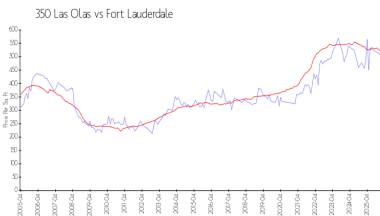
350 Las Olas Place Condominium Association  
 (954) 760-7553

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2670	1,650 sq ft	Mar 2026	\$952,000	\$577
1150	1,346 sq ft	Feb 2026	\$630,000	\$468
1150	1,346 sq ft	Feb 2026	\$630,000	\$468
1680	847 sq ft	Feb 2026	\$405,000	\$478
1680	847 sq ft	Jan 2026	\$405,000	\$478

## Market Information



350 Las Olas: \$479/sq. ft. Fort Lauderdale: \$522/sq. ft.  
 Fort Lauderdale: \$522/sq. ft. Broward: \$304/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

350 Las Olas  
Fort Lauderdale  
Broward

80 days  
103 days  
89 days