

# Unit 1904 - 100 Las Olas

1904 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: RX-11010192  
 Status: Active  
 Size: 1,867 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered,Garage - Attached  
 View: Other,Pool,River  
 List Price: \$1,525,000  
 List PPSF: \$817  
 Valuated Price: \$1,358,000  
 Valuated PPSF: \$795

*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: 113  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 20%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

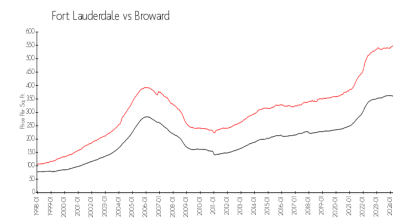
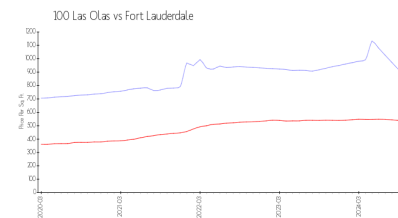
## Building Association Information

100 Las Olas  
 Address: 100 E Las Olas Blvd #2401,  
 Fort Lauderdale, FL 33301  
 Phone: (954) 399-7244

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3001	2,395 sq ft	Oct 2024	\$1,975,000	\$825
1701	2,395 sq ft	Oct 2024	\$1,625,000	\$678
1604	1,867 sq ft	May 2024	\$1,625,000	\$870

## Market Information



100 Las Olas: \$919/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.

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 Broward: \$339/sq. ft.

## Inventory for Sale

100 Las Olas: 20%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

100 Las Olas: 43 days  
 Fort Lauderdale: 87 days  
 Broward: 75 days

