

Unit 401 - Las Olas Grand

401 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	RX-11154714
Status:	Active
Size:	2,900 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned
View:	River
List Price:	\$1,599,000
List PPSF:	\$551
Valuated Price:	\$1,698,000
Valuated PPSF:	\$644

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:	11
Building inventory for sale:	5%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

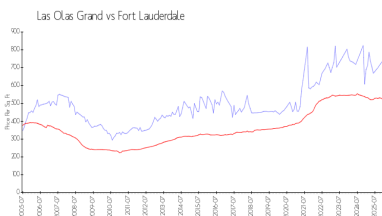
Las Olas Grand Condominium
(954) 465-2560

<https://>

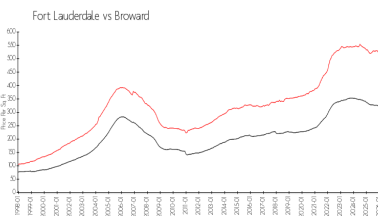
Recent Sales

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

Market Information



Las Olas Grand: \$755/sq. ft.
Fort Lauderdale: \$525/sq. ft.

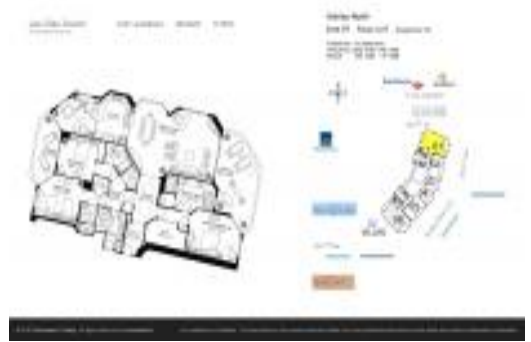


Fort Lauderdale: \$525/sq. ft.
Broward: \$306/sq. ft.

Inventory for Sale

Las Olas Grand	5%
Fort Lauderdale	7%
Broward	6%

Avg. Time to Close Over Last 12 Months



Las Olas Grand
Fort Lauderdale
Broward

150 days
102 days
89 days