

# Unit 526 - Waverly Las Olas

526 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11485859
Status:	Active
Size:	1,245 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Guest Parking,Parking-Under Building,Valet Parking
View:	
List Price:	\$515,000
List PPSF:	\$414
Valuated Price:	\$458,000
Valuated PPSF:	\$368

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:	304
Number of active listings for rent:	19
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

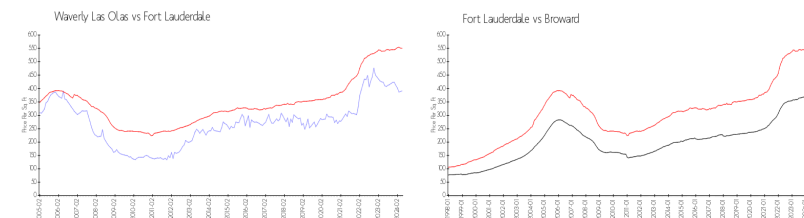
## Building Association Information

Waverly Las Olas  
Property manager: (954) 358-2555

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1013	780 sq ft	Mar 2024	\$350,000	\$449
1118	1,541 sq ft	Mar 2024	\$610,000	\$396
1005	1,350 sq ft	Feb 2024	\$495,000	\$367
1505	1,567 sq ft	Feb 2024	\$650,000	\$415
1024	1,147 sq ft	Dec 2023	\$455,000	\$397
1216	1,216 sq ft	Dec 2023	\$544,000	\$447

## Market Information



Waverly Las Olas:	\$391/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

## Inventory for Sale

Waverly Las Olas	3%
Fort Lauderdale	4%
Broward	3%



**Avg. Time to Close Over Last 12 Months**

Waverly Las Olas	70 days
Fort Lauderdale	79 days
Broward	68 days