

Unit 41-402 - Aquamar Las Olas

41-402 - 21 Isle of Venice Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11511894
 Status: Active
 Size: 2,531 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$2,750,000
 List PPSF: \$1,087
 Valuated Price: \$2,661,000
 Valuated PPSF: \$1,051

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: 20
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 20%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

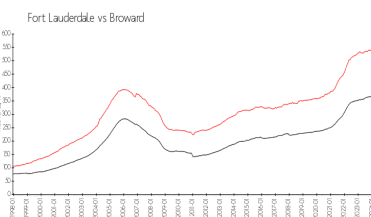
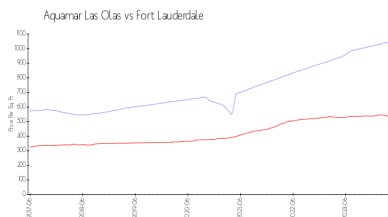
Building Association Information

Aquamar
 Address: 90 Isle of Venice Dr,
 Fort Lauderdale, FL 33301,

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 401 | 3,439 sq ft | Jul 2023 | \$3,395,000 | \$987 |
| 201 | 3,308 sq ft | Jun 2023 | \$3,125,000 | \$945 |

Market Information



Aquamar Las Olas: \$1046/sq. ft.
 Fort Lauderdale: \$533/sq. ft.

Fort Lauderdale: \$533/sq. ft.
 Broward: \$351/sq. ft.

Inventory for Sale

Aquamar Las Olas: 20%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Aquamar Las Olas: 41 days



Fort Lauderdale
Broward

76 days
67 days