

# Unit 2701 - 100 Las Olas

2701 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11516951
Status:	Active
Size:	2,191 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$2,200,000
List PPSF:	\$1,004
Valuated Price:	\$1,955,000
Valuated PPSF:	\$892

*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:	12
Building inventory for sale:	10%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

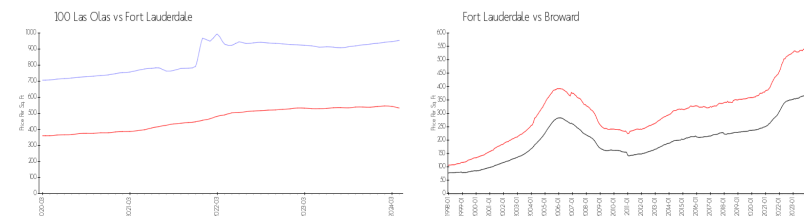
## Building Association Information

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
1604	1,867 sq ft	May 2024	\$1,625,000	\$870
3503	2,964 sq ft	Nov 2023	\$2,400,000	\$810
2802	1,501 sq ft	Nov 2023	\$1,560,000	\$1,039
3303	2,964 sq ft	Aug 2023	\$2,400,000	\$810

## Market Information

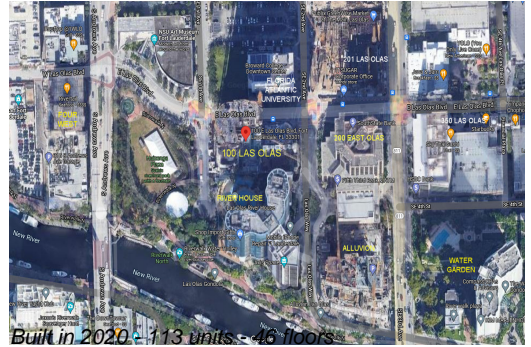


100 Las Olas: \$953/sq. ft.  
Fort Lauderdale: \$533/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

100 Las Olas	11%
Fort Lauderdale	4%
Broward	4%



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

100 Las Olas	78 days
Fort Lauderdale	76 days
Broward	67 days