

Unit PH3 - 350 Las Olas

PH3 - 350 SE 2 St, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10339171
 Status: Active
 Size: 3,280 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces
 View: Ocean View, Other View
 List Price: \$2,750,000
 List PPSF: \$838
 Valuated Price: \$2,067,000
 Valuated PPSF: \$630

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: 163
 Number of active listings for rent: 7
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 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

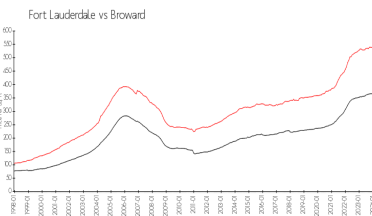
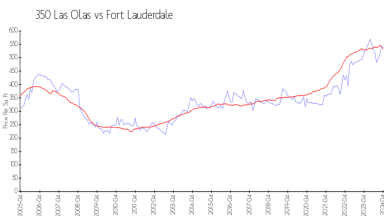
Building Association Information

350 Las Olas Place Condominium Association
 (954) 760-7553

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
760	1,200 sq ft	Mar 2024	\$607,000	\$506
1520	1,202 sq ft	Feb 2024	\$535,750	\$446
1580	847 sq ft	Jan 2024	\$408,000	\$482
2850	1,346 sq ft	Dec 2023	\$750,000	\$557
880	847 sq ft	Aug 2023	\$417,500	\$493

Market Information

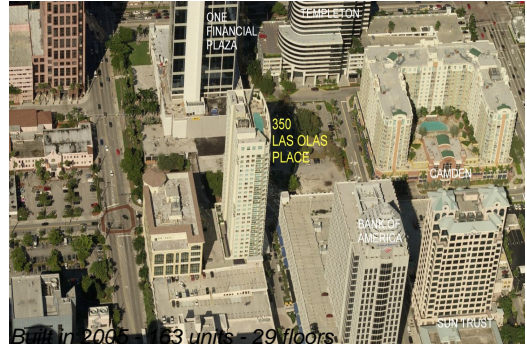


350 Las Olas: \$535/sq. ft. Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

350 Las Olas: 2%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



350 Las Olas
Fort Lauderdale
Broward

65 days
76 days
67 days