

# Unit 2601 - Las Olas Beach Club

2601 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316

## Unit Information

MLS Number:	F10360670
Status:	Active
Size:	4,320 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View,Direct Ocean
List Price:	\$5,499,995
List PPSF:	\$1,273
Valuated Price:	\$4,653,000
Valuated PPSF:	\$1,077

*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:	148
Number of active listings for rent:	4
Number of active listings for sale:	10
Building inventory for sale:	6%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

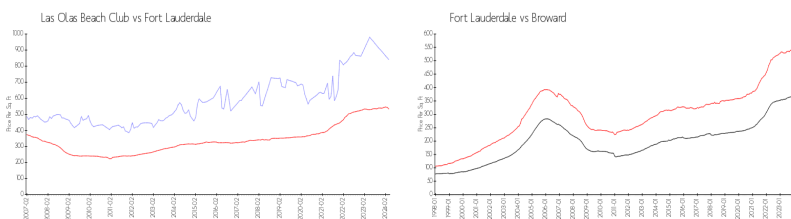
## Building Association Information

Las Olas Beach Club Condominium  
(954) 414-1020

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1106	1,905 sq ft	Jan 2024	\$1,410,000	\$740
1407	1,905 sq ft	Dec 2023	\$1,650,000	\$866
2106	1,905 sq ft	Dec 2023	\$1,500,000	\$787
2701	4,059 sq ft	Oct 2023	\$3,950,000	\$973
1006	1,905 sq ft	Aug 2023	\$1,425,000	\$748

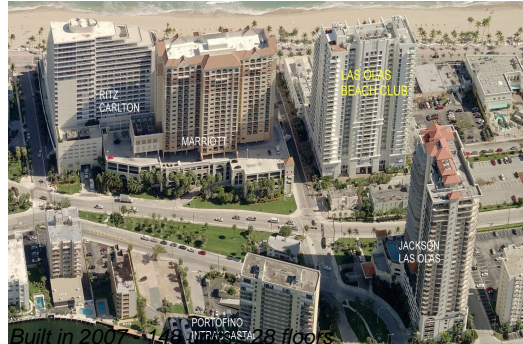
## Market Information



Las Olas Beach Club:	\$839/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Las Olas Beach Club	7%
Fort Lauderdale	4%
Broward	4%



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

Las Olas Beach Club	89 days
Fort Lauderdale	76 days
Broward	67 days