

Unit 803 - Las Olas Grand

803 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | F10400640 |
| Status: | Active |
| Size: | 2,110 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | River |
| List Price: | \$1,365,000 |
| List PPSF: | \$647 |
| Valuated Price: | \$1,145,000 |
| Valuated PPSF: | \$543 |

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: | 212 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 4 |
| Building inventory for sale: | 1% |
| Number of sales over the last 12 months: | 6 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 3 |

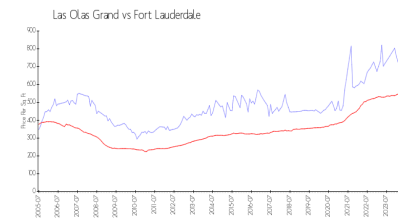
Building Association Information

Las Olas Grand Condominium
(954) 465-2560

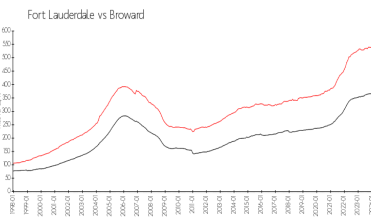
Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2503 | 2,110 sq ft | Apr 2024 | \$1,435,000 | \$680 |
| 403 | 3,010 sq ft | Apr 2024 | \$1,600,000 | \$532 |
| 1204 | 2,110 sq ft | Apr 2024 | \$1,800,000 | \$853 |
| 2101 | 2,635 sq ft | Jan 2024 | \$2,295,000 | \$871 |
| 3402 | 1,630 sq ft | Jan 2024 | \$1,235,000 | \$758 |

Market Information



Las Olas Grand: \$673/sq. ft.
Fort Lauderdale: \$533/sq. ft.



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

Inventory for Sale

| | |
|-----------------|----|
| Las Olas Grand | 2% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Las Olas Grand
Fort Lauderdale
Broward

62 days
76 days
67 days