

Unit 1906 - Las Olas Beach Club

1906 - 101 S Fort Lauderdale Beach Blvd, Fort Lauderdale, FL, Broward 33316

Unit Information

MLS Number: F10406218
 Status: Active
 Size: 1,905 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View: Intracoastal View,Ocean View,Water View
 List Price: \$1,625,000
 List PPSF: \$853
 Valuated Price: \$1,367,000
 Valuated PPSF: \$718

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

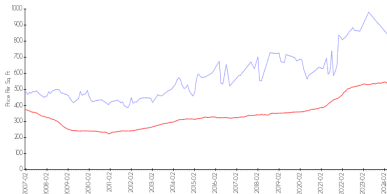
Las Olas Beach Club Condominium
 (954) 414-1020

Recent Sales

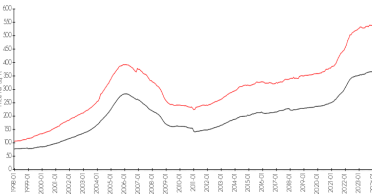
Unit #	Size	Closing Date	Sale Price	PPSF
1106	1,905 sq ft	Jan 2024	\$1,410,000	\$740
1407	1,905 sq ft	Dec 2023	\$1,650,000	\$866
2106	1,905 sq ft	Dec 2023	\$1,500,000	\$787
2701	4,059 sq ft	Oct 2023	\$3,950,000	\$973
1006	1,905 sq ft	Aug 2023	\$1,425,000	\$748

Market Information

Las Olas Beach Club vs Fort Lauderdale



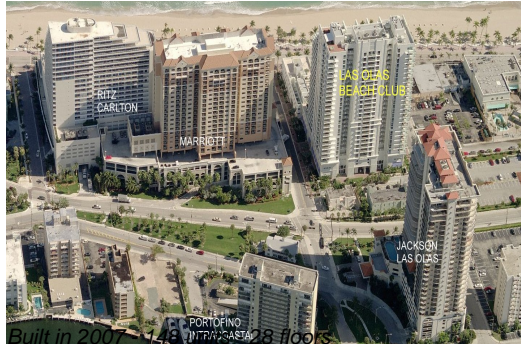
Fort Lauderdale vs Broward



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