

# Unit 3701 - 100 Las Olas

3701 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10421356  
 Status: Active  
 Size: 2,395 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Ocean View, Pool Area View, Water View  
 List Price: \$2,200,000  
 List PPSF: \$919  
 Valuated Price: \$2,159,000  
 Valuated PPSF: \$985

*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

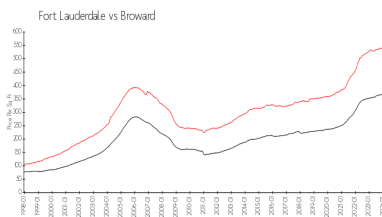
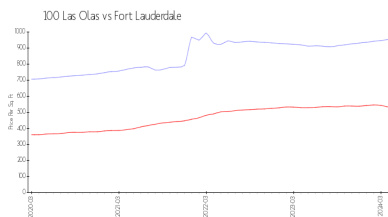
## Building Association Information

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



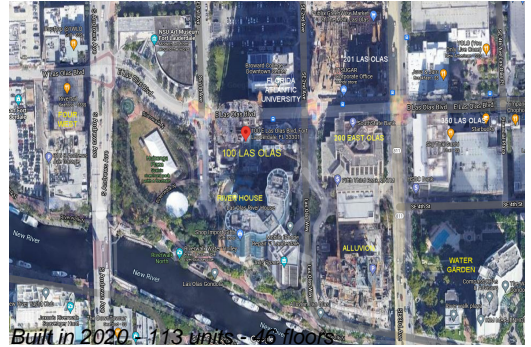
100 Las Olas: \$953/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.

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

78 days  
76 days  
67 days