

Unit 1406 - Las Olas Grand

1406 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10428680
 Status: Active
 Size: 2,635 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View: Ocean View,River
 List Price: \$1,795,000
 List PPSF: \$681
 Valuated Price: \$1,821,000
 Valuated PPSF: \$691

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

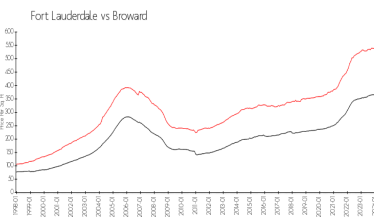
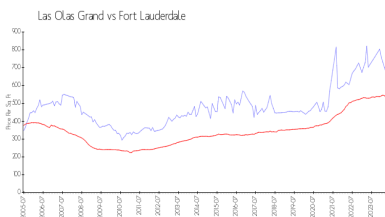
Building Association Information

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