

# Unit 2804 - 100 Las Olas

2804 - 100 E Las Olas, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10432592
Status:	Active
Size:	1,709 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Deeded Parking
View:	Canal,Water View
List Price:	\$2,185,000
List PPSF:	\$1,279
Valuated Price:	\$1,622,000
Valuated PPSF:	\$949

*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

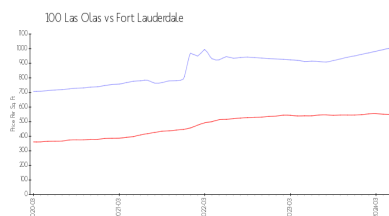
## Building Association Information

100 Las Olas  
Address: 100 E Las Olas Blvd #2401,  
Fort Lauderdale, FL 33301  
Phone: (954) 399-7244

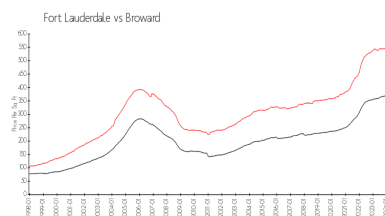
## Recent Sales

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: \$1004/sq. ft.  
Fort Lauderdale: \$550/sq. ft.



Fort Lauderdale: \$550/sq. ft.  
Broward: \$350/sq. ft.

## Inventory for Sale

100 Las Olas	11%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months



100 Las Olas  
Fort Lauderdale  
Broward

78 days  
79 days  
68 days