

# Unit 2406 - Las Olas River House

2406 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11551649
Status:	Active
Size:	1,869 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Other Parking
View:	
List Price:	\$1,200,000
List PPSF:	\$642
Valuated Price:	\$1,053,000
Valuated PPSF:	\$563

*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:	284
Number of active listings for rent:	8
Number of active listings for sale:	20
Building inventory for sale:	7%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	7

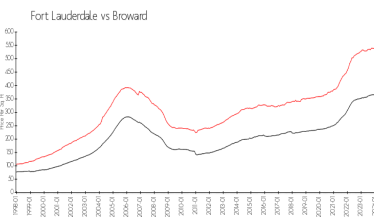
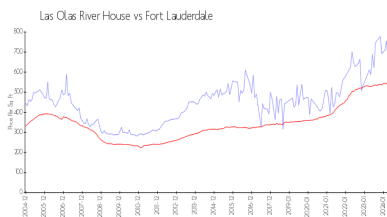
## Building Association Information

Las Olas River House Condominium  
(954) 779-1633

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2504	2,129 sq ft	Apr 2024	\$1,250,000	\$587
2405	2,129 sq ft	Mar 2024	\$1,549,000	\$728
1701	1,161 sq ft	Mar 2024	\$875,000	\$754
2002	1,522 sq ft	Mar 2024	\$1,175,000	\$772
2302	1,522 sq ft	Mar 2024	\$1,131,700	\$744
4106	3,189 sq ft	Mar 2024	\$2,300,000	\$721

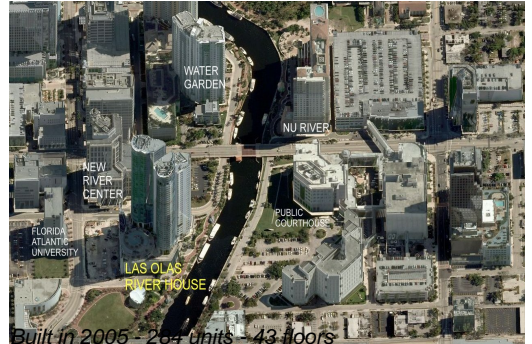
## Market Information



Las Olas River House:	\$647/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Las Olas River House	7%
Fort Lauderdale	4%
Broward	4%



## **Avg. Time to Close Over Last 12 Months**

Las Olas River House	114 days
Fort Lauderdale	76 days
Broward	67 days