

Unit 1401 - Las Olas Grand

1401 - 411 N New River Dr, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10417380
Status:	Pending
Size:	2,635 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Garden View,Ocean View,River
List Price:	\$1,545,000
List PPSF:	\$586
Valuated Price:	\$1,643,000
Valuated PPSF:	\$624

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:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

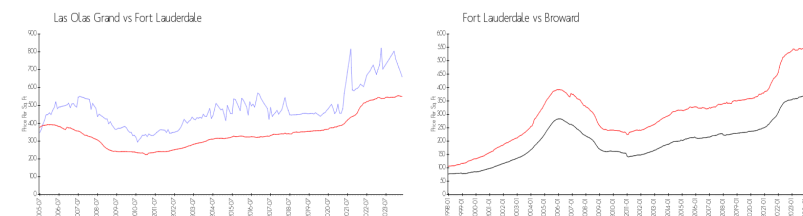
Building Association Information

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

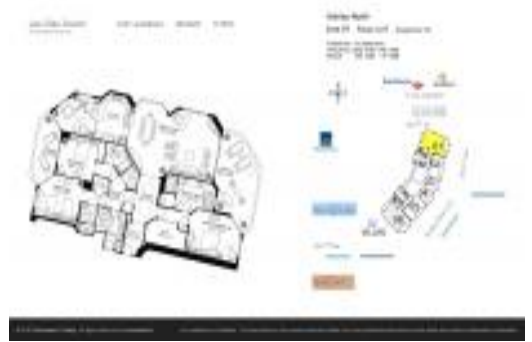


Las Olas Grand:	\$661/sq. ft.	Fort Lauderdale:	\$550/sq. ft.
Fort Lauderdale:	\$550/sq. ft.	Broward:	\$350/sq. ft.

Inventory for Sale

Las Olas Grand	1%
Fort Lauderdale	4%
Broward	3%

Avg. Time to Close Over Last 12 Months



Las Olas Grand
Fort Lauderdale
Broward

66 days
79 days
68 days