

Unit 3803 - Las Olas River House

3803 - 333 Las Olas Wy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10430644
 Status: Active
 Size: 3,189 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View: Ocean View, River
 List Price: \$2,595,000
 List PPSF: \$814
 Valuated Price: \$1,957,000
 Valuated PPSF: \$614

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

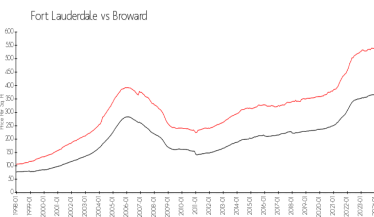
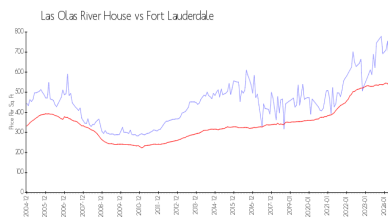
Building Association Information

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 |

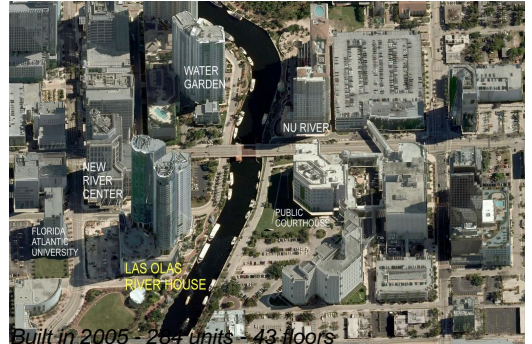
Market Information



| | | | |
|-----------------------|---------------|------------------|---------------|
| 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 |