

Unit 1224 - Waverly Las Olas

1224 - 100 N Federal Hwy, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10431101
Status:	Active
Size:	1,228 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking,Valet Parking
View:	Intracoastal View
List Price:	\$499,500
List PPSF:	\$407
Valuated Price:	\$484,000
Valuated PPSF:	\$394

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:	304
Number of active listings for rent:	19
Number of active listings for sale:	10
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

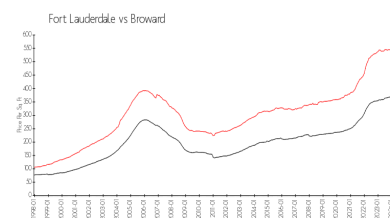
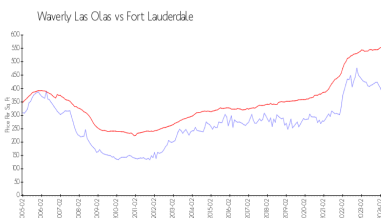
Building Association Information

Waverly Las Olas
Property manager: (954) 358-2555

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1013	780 sq ft	Mar 2024	\$350,000	\$449
1118	1,541 sq ft	Mar 2024	\$610,000	\$396
1005	1,350 sq ft	Feb 2024	\$495,000	\$367
1505	1,567 sq ft	Feb 2024	\$650,000	\$415
1024	1,147 sq ft	Dec 2023	\$455,000	\$397
1216	1,216 sq ft	Dec 2023	\$544,000	\$447

Market Information



Waverly Las Olas: \$391/sq. ft.
Fort Lauderdale: \$550/sq. ft.

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Broward: \$350/sq. ft.

Inventory for Sale

Waverly Las Olas	3%
Fort Lauderdale	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Waverly Las Olas	70 days
Fort Lauderdale	79 days
Broward	68 days