

# Unit 315-N - Symphony North

315-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number:	F10433691
Status:	Active
Size:	1,079 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Garden View,Other View
List Price:	\$570,000
List PPSF:	\$528
Valuated Price:	\$504,000
Valuated PPSF:	\$467

*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:	187
Number of active listings for rent:	8
Number of active listings for sale:	5
Building inventory for sale:	2%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

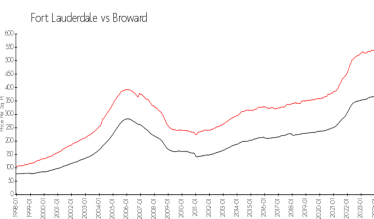
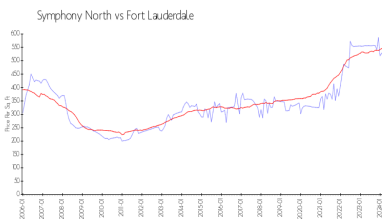
## Building Association Information

Symphony Condominium Association  
(954) 522-1141

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1613N	1,298 sq ft	Apr 2024	\$610,000	\$470
1811N	798 sq ft	Apr 2024	\$410,000	\$514
117N	1,180 sq ft	Mar 2024	\$514,100	\$436
1215N	1,079 sq ft	Mar 2024	\$560,000	\$519
1115	1,079 sq ft	Feb 2024	\$550,000	\$510

## Market Information



Symphony North:	\$524/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Symphony North	3%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Symphony North  
Fort Lauderdale  
Broward

71 days  
76 days  
67 days