

# Unit 1602 - Las Olas by the River

1602 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11563141
Status:	Active
Size:	1,148 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Spaces Available, Guest Parking
View:	Garden View, Pool Area View
Rental Price:	\$3,000
List PPSF:	\$3
Valuated Price:	\$438,000
Valuated PPSF:	\$382

*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.*

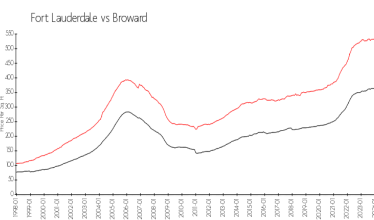
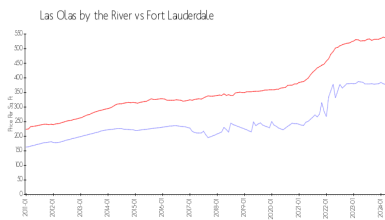
## Building Information

Number of units:	240
Number of active listings for rent:	0
Number of active listings for sale:	13
Building inventory for sale:	5%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

## Building Association Information

Las Olas by The River  
 520 SE 5th Ave  
 Fort Lauderdale, FL 33301  
 (954) 523-9112

## Market Information



Las Olas by the River:	\$374/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Las Olas by the River	5%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Las Olas by the River	64 days
Fort Lauderdale	76 days
Broward	66 days

