

Unit 2509 - Las Olas by the River

2509 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11593890
 Status: Active
 Size: 1,153 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Parking-Under Building
 View:
 List Price: \$412,000
 List PPSF: \$357
 Valuated Price: \$449,000
 Valuated PPSF: \$389

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: 18
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

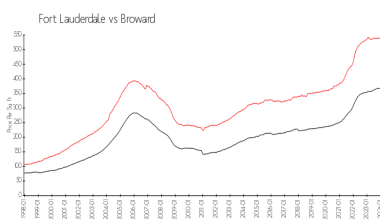
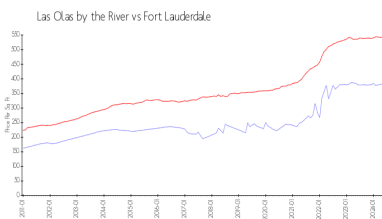
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2602	1,148 sq ft	Jun 2024	\$450,000	\$392
2212	1,148 sq ft	Jun 2024	\$435,000	\$379
3408	1,232 sq ft	May 2024	\$400,000	\$325
3104	816 sq ft	Apr 2024	\$305,000	\$374
1202	1,148 sq ft	Mar 2024	\$399,000	\$348
1612	1,148 sq ft	Mar 2024	\$425,000	\$370

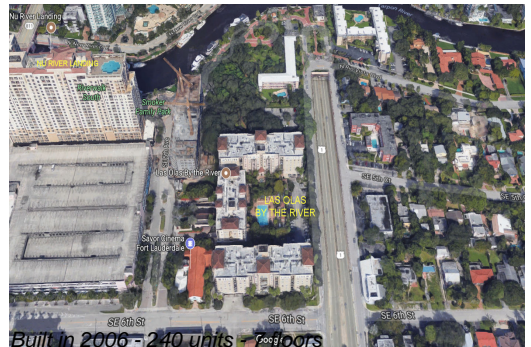
Market Information



Las Olas by the River:	\$386/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$349/sq. ft.

Inventory for Sale

Las Olas by the River: 8%
 Fort Lauderdale: 4%



Broward

4%

Avg. Time to Close Over Last 12 Months

Las Olas by the River

84 days

Fort Lauderdale

82 days

Broward

70 days