

# 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:	\$399,000
List PPSF:	\$346
Valuated Price:	\$399,000
Valuated PPSF:	\$346

*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:	23
Building inventory for sale:	9%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

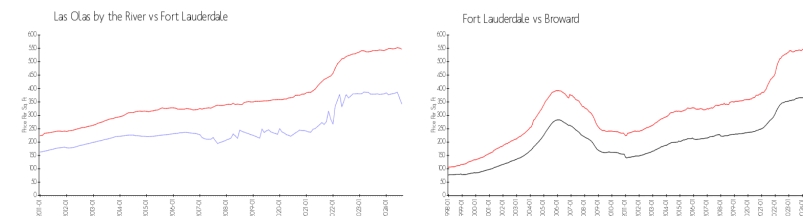
## Building Association Information

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
1402	1,148 sq ft	Aug 2024	\$390,000	\$340
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

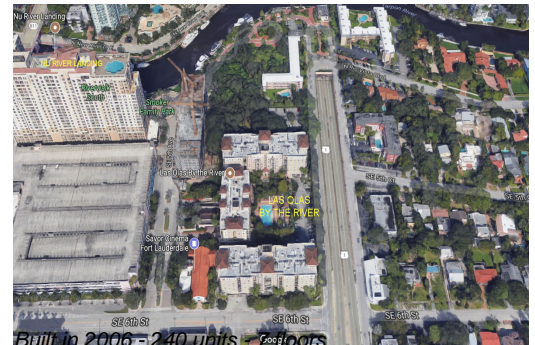
## Market Information



Las Olas by the River:	\$343/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

## Inventory for Sale

Las Olas by the River	10%
Fort Lauderdale	5%
Broward	4%



**Avg. Time to Close Over Last 12 Months**

Las Olas by the River	89 days
Fort Lauderdale	84 days
Broward	72 days