

Unit 1604 - Las Olas by the River

1604 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11601234
 Status: Active
 Size: 1,083 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$440,000
 List PPSF: \$406
 Valuated Price: \$426,000
 Valuated PPSF: \$393

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

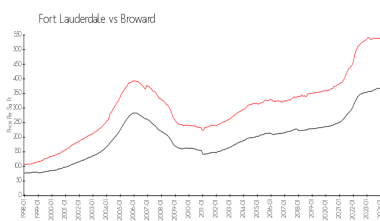
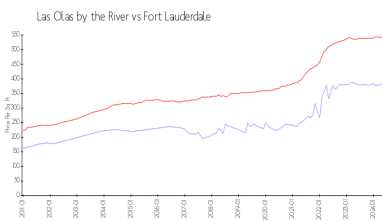
Building Association Information

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 |

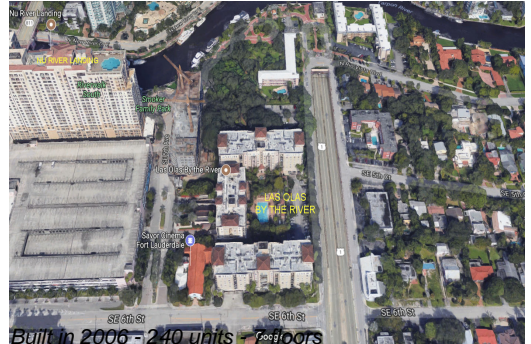
Market Information



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|------------------------|---------------|------------------|---------------|
| 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