

Unit 3402 - Las Olas by the River

3402 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11601395
Status:	Active
Size:	1,462 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$569,000
List PPSF:	\$389
Valuated Price:	\$563,000
Valuated PPSF:	\$385

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

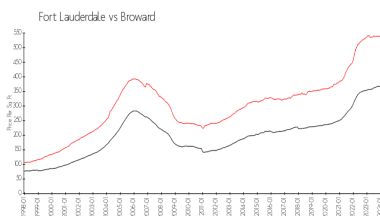
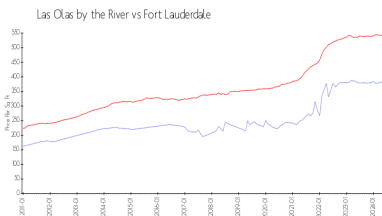
Building Association Information

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

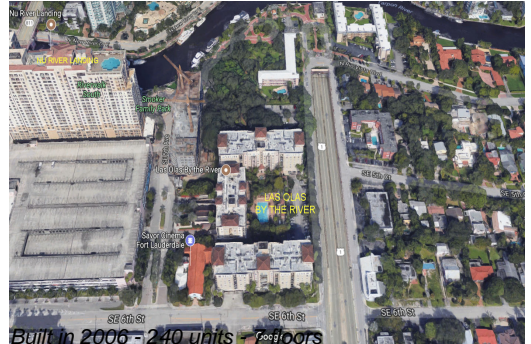
Market Information



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