

# Unit 1507 - Las Olas by the River

1507 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11606909  
 Status: Active  
 Size: 816 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$332,000  
 List PPSF: \$407  
 Valuated Price: \$282,000  
 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: 22  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

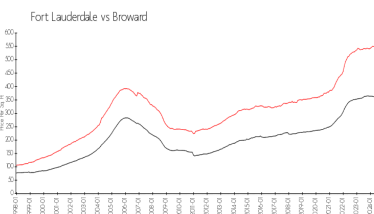
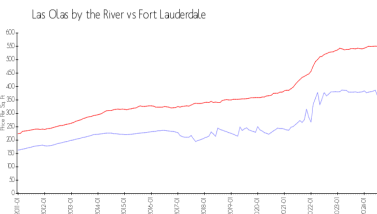
## Building Association Information

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

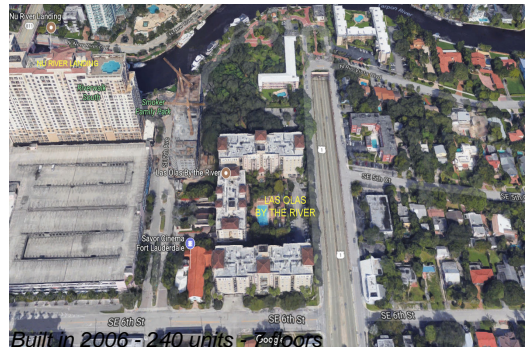
## Market Information



Las Olas by the River: \$343/sq. ft.  
 Fort Lauderdale: \$545/sq. ft.  
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 Broward: \$345/sq. ft.

## Inventory for Sale

Las Olas by the River: 9%  
 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