

Unit 2422 - Nu River Landing

2422 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11617307
 Status: Active
 Size: 1,246 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Other Parking,Valet Parking
 View:
 List Price: \$584,900
 List PPSF: \$469
 Valuated Price: \$649,000
 Valuated PPSF: \$521

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: 409
 Number of active listings for rent: 22
 Number of active listings for sale: 15
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 0

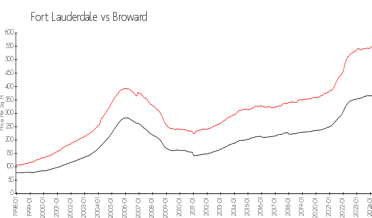
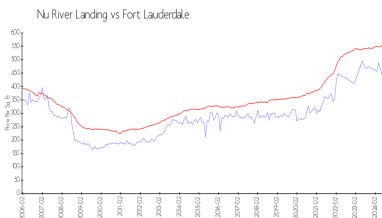
Building Association Information

Nu River Landing Condominium
 (954) 640-1199

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1913	1,270 sq ft	May 2024	\$509,000	\$401
715	803 sq ft	May 2024	\$399,900	\$498
1103	1,246 sq ft	May 2024	\$620,000	\$498
2402	1,246 sq ft	May 2024	\$635,000	\$510
1415	803 sq ft	Apr 2024	\$400,000	\$498
1806	1,017 sq ft	Apr 2024	\$480,000	\$472

Market Information

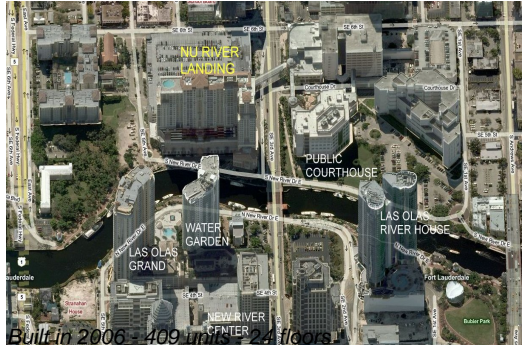


Nu River Landing: \$409/sq. ft.
 Fort Lauderdale: \$547/sq. ft.

Fort Lauderdale: \$547/sq. ft.
 Broward: \$346/sq. ft.

Inventory for Sale

Nu River Landing 4%
 Fort Lauderdale 5%
 Broward 4%



Avg. Time to Close Over Last 12 Months

Nu River Landing	75 days
Fort Lauderdale	84 days
Broward	72 days