

Unit 2206 - Las Olas by the River

2206 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11620637
 Status: Active
 Size: 1,136 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$410,000
 List PPSF: \$361
 Valuated Price: \$382,000
 Valuated PPSF: \$336

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: 6
 Number of sales over the last 3 months: 3

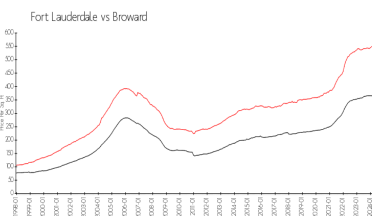
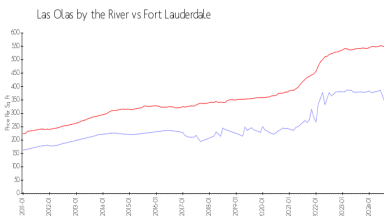
Building Association Information

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 |

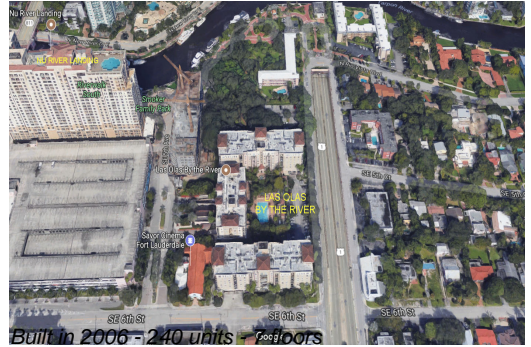
Market Information



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 |