

# Unit 1103 - Las Olas by the River

1103 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11628725  
 Status: Pending  
 Size: 1,447 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Deeded Parking,Guest Parking,Parking-Under Building  
 View:  
 List Price: \$495,000  
 List PPSF: \$342  
 Valuated Price: \$493,000  
 Valuated PPSF: \$341

*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: 20  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

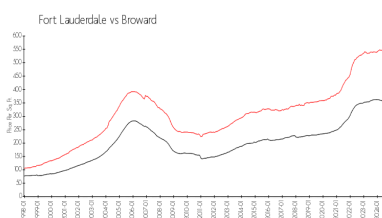
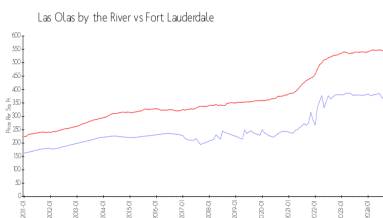
## Building Association Information

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
2508	1,136 sq ft	Nov 2024	\$395,000	\$348
2307	816 sq ft	Nov 2024	\$275,000	\$337
3505	808 sq ft	Nov 2024	\$249,000	\$308
2509	1,153 sq ft	Nov 2024	\$385,000	\$334
2612	1,148 sq ft	Oct 2024	\$415,000	\$361

## Market Information

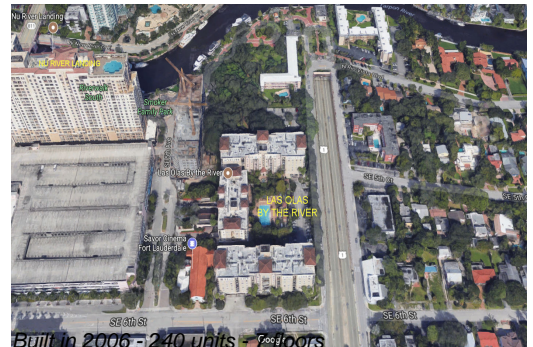


Las Olas by the River:	\$351/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

Las Olas by the River: 8%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Las Olas by the River  
Fort Lauderdale  
Broward

85 days  
87 days  
75 days