

# Unit 813 - Nu River Landing

813 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	A11640484
Status:	Active
Size:	1,270 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$454,000
List PPSF:	\$357
Valuated Price:	\$446,000
Valuated PPSF:	\$351

*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:	18
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

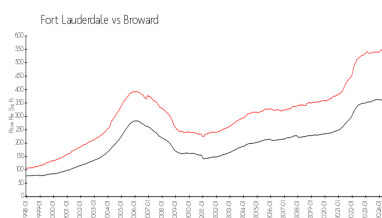
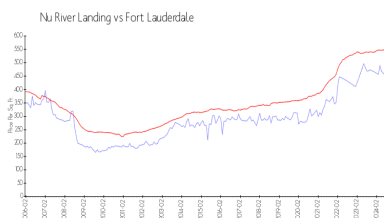
## Building Association Information

Nu River Landing Condominium  
(954) 640-1199

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2422	1,246 sq ft	Oct 2024	\$540,000	\$433
2214	1,379 sq ft	Sep 2024	\$550,000	\$399
1414	1,379 sq ft	Sep 2024	\$575,000	\$417
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

## Market Information



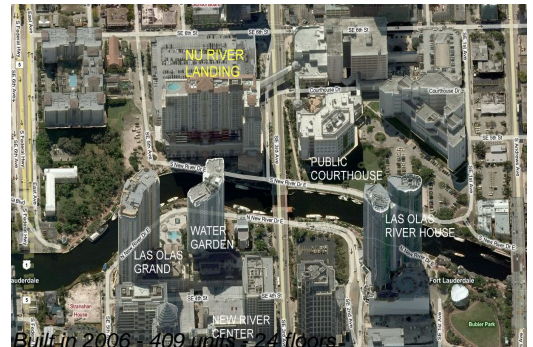
Nu River Landing:	\$442/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Nu River Landing	81 days
Fort Lauderdale	86 days



Broward

74 days