

Unit 312-N - Symphony North

312-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

Unit Information

MLS Number:	A11658028
Status:	Active
Size:	776 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$349,000
List PPSF:	\$450
Valuated Price:	\$327,000
Valuated PPSF:	\$421

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:	187
Number of active listings for rent:	8
Number of active listings for sale:	5
Building inventory for sale:	2%
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:	1

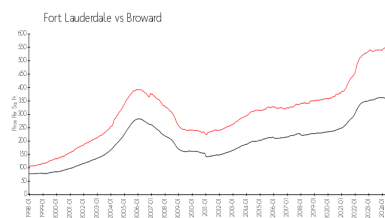
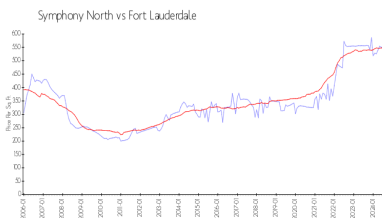
Building Association Information

Symphony Condominium Association
(954) 522-1141

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
813n	1,298 sq ft	Nov 2024	\$620,000	\$478
818N	1,436 sq ft	Aug 2024	\$735,000	\$512
1314	1,079 sq ft	Aug 2024	\$540,000	\$500
1312N	1,298 sq ft	Jul 2024	\$715,000	\$551
316N	1,194 sq ft	Jul 2024	\$596,500	\$500

Market Information



Symphony North: \$474/sq. ft.
Fort Lauderdale: \$539/sq. ft.

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Broward: \$339/sq. ft.

Inventory for Sale

Symphony North	3%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months

Symphony North	56 days
Fort Lauderdale	87 days
Broward	75 days

