

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

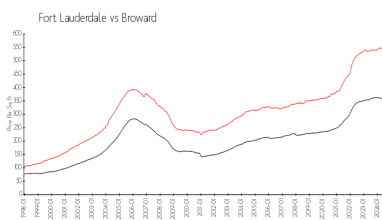
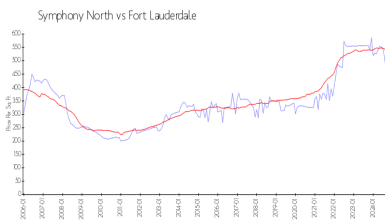
Building Association Information

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.
 Fort Lauderdale: \$539/sq. ft. 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

