

Unit 2606 - Las Olas by the River

2606 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11662551
 Status: Active
 Size: 1,136 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Guest Parking
 View: Garden View, Other View
 Rental Price: \$2,850
 List PPSF: \$3
 Valuated Price: \$407,000
 Valuated PPSF: \$358

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

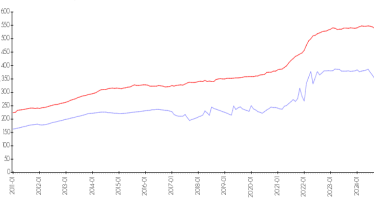
Number of units: 240
 Number of active listings for rent: 0
 Number of active listings for sale: 24
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

Building Association Information

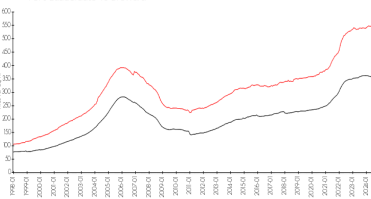
Las Olas by The River
 520 SE 5th Ave
 Fort Lauderdale, FL 33301
 (954) 523-9112

Market Information

Las Olas by the River vs Fort Lauderdale



Fort Lauderdale vs Broward



| | | | |
|------------------------|---------------|------------------|---------------|
| 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: 10%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months

Las Olas by the River: 82 days
 Fort Lauderdale: 86 days
 Broward: 74 days

