

# Unit 2312 - Las Olas by the River

2312 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11692374  
 Status: Active  
 Size: 1,148 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 Rental Price: \$3,050  
 List PPSF: \$3  
 Valuated Price: \$399,000  
 Valuated PPSF: \$348

*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

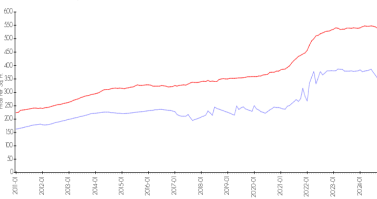
Number of units: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 23  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

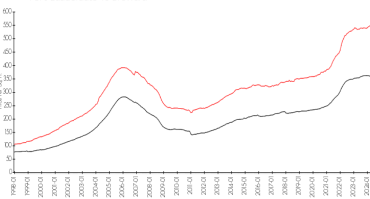
Las Olas by The River  
 520 SE 5th Ave  
 Fort Lauderdale, FL 33301  
 (954) 523-9112

## 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

