

# Unit 509-S - Symphony South

509-S - 600 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number: A11699305  
 Status: Active  
 Size: 1,093 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$545,000  
 List PPSF: \$499  
 Valuated Price: \$514,000  
 Valuated PPSF: \$470

*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: 151  
 Number of active listings for rent: 8  
 Number of active listings for sale: 10  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

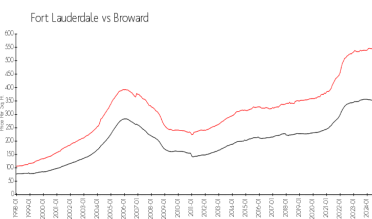
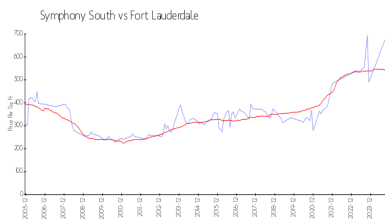
## Building Association Information

Symphony Condominium Association  
 (954) 522-1141

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502S	1,364 sq ft	Nov 2024	\$735,000	\$539
703	1,348 sq ft	Oct 2024	\$735,000	\$545

## Market Information



Symphony South:	\$493/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

## Inventory for Sale

Symphony South: 7%  
 Fort Lauderdale: 6%  
 Broward: 5%

## Avg. Time to Close Over Last 12 Months

Symphony South: 67 days  
 Fort Lauderdale: 89 days  
 Broward: 76 days

