

Unit 3402 - Las Olas by the River

3402 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

| | |
|-----------------|----------------------------------|
| MLS Number: | A11702226 |
| Status: | Active |
| Size: | 1,462 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$498,000 |
| List PPSF: | \$341 |
| Valuated Price: | \$498,000 |
| Valuated PPSF: | \$341 |

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: | 21 |
| Building inventory for sale: | 8% |
| Number of sales over the last 12 months: | 16 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 6 |

Building Association Information

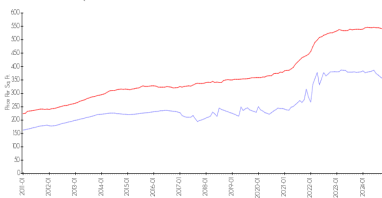
Las Olas by The River
 520 SE 5th Ave
 Fort Lauderdale, FL 33301
 (954) 523-9112

Recent Sales

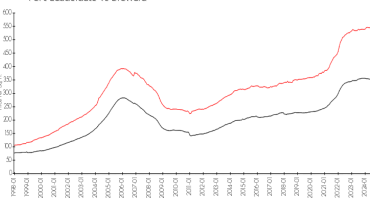
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1103 | 1,447 sq ft | Dec 2024 | \$498,000 | \$344 |
| 2508 | 1,136 sq ft | Nov 2024 | \$395,000 | \$348 |
| 2307 | 816 sq ft | Nov 2024 | \$275,000 | \$337 |
| 3505 | 808 sq ft | Nov 2024 | \$249,000 | \$308 |
| 2509 | 1,153 sq ft | Nov 2024 | \$385,000 | \$334 |

Market Information

Las Olas by the River vs Fort Lauderdale



Fort Lauderdale vs Broward



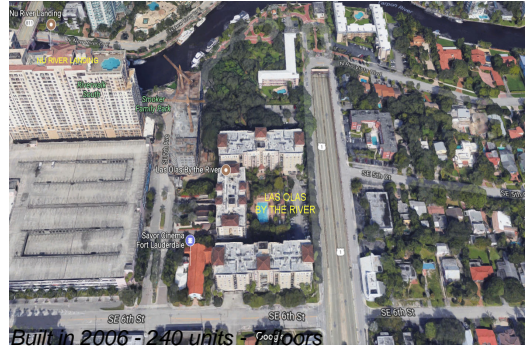
| | | | |
|------------------------|---------------|------------------|---------------|
| Las Olas by the River: | \$341/sq. ft. | Fort Lauderdale: | \$535/sq. ft. |
| Fort Lauderdale: | \$535/sq. ft. | Broward: | \$334/sq. ft. |

Inventory for Sale

| | |
|-----------------------|----|
| Las Olas by the River | 9% |
| Fort Lauderdale | 6% |
| Broward | 5% |

Avg. Time to Close Over Last 12 Months

| | |
|-----------------------|---------|
| Las Olas by the River | 85 days |
|-----------------------|---------|



Fort Lauderdale
Broward

89 days
76 days