

Unit 1604 - Las Olas by the River

1604 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11702301
Status:	Active
Size:	1,083 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$398,000
List PPSF:	\$367
Valuated Price:	\$376,000
Valuated PPSF:	\$347

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

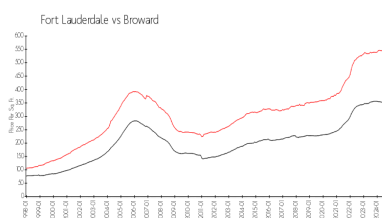
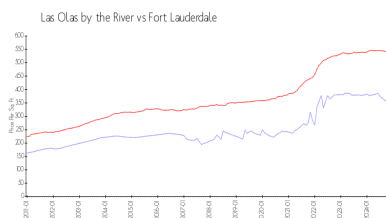
Building Association Information

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

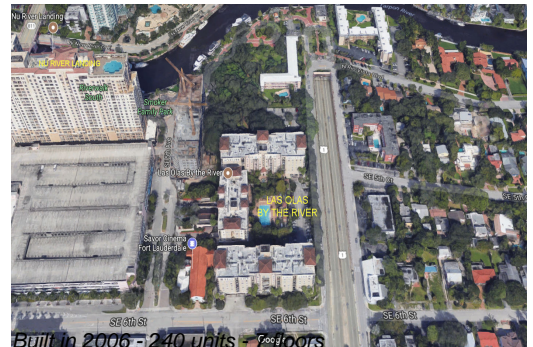


Las Olas by the River:	\$341/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

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
Fort Lauderdale
Broward

85 days
89 days
76 days