

# Unit 914-N - Symphony North

914-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number: A11704369  
 Status: Active  
 Size: 1,000 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$555,000  
 List PPSF: \$555  
 Valuated Price: \$490,000  
 Valuated PPSF: \$490

*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: 187  
 Number of active listings for rent: 8  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

Symphony Condominium Association  
 (954) 522-1141

## Recent Sales

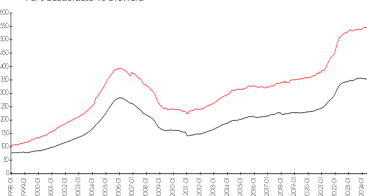
Unit #	Size	Closing Date	Sale Price	PPSF
2111N	1,818 sq ft	Dec 2024	\$1,016,000	\$559
1711n	798 sq ft	Dec 2024	\$365,000	\$457
813n	1,298 sq ft	Nov 2024	\$620,000	\$478
818N	1,436 sq ft	Aug 2024	\$735,000	\$512
1314	1,079 sq ft	Aug 2024	\$540,000	\$500

## Market Information

Symphony North vs Fort Lauderdale



Fort Lauderdale vs Broward



Symphony North: \$518/sq. ft.  
 Fort Lauderdale: \$535/sq. ft.

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

## Inventory for Sale

Symphony North 3%  
 Fort Lauderdale 6%  
 Broward 5%

## Avg. Time to Close Over Last 12 Months

Symphony North 56 days  
 Fort Lauderdale 89 days  
 Broward 76 days

