

# Unit 1209 - Las Olas by the River

1209 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11876651  
 Status: Active  
 Size: 1,153 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 Rental Price: \$2,600  
 List PPSF: \$2  
 Valuated Price: \$362,000  
 Valuated PPSF: \$314

*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

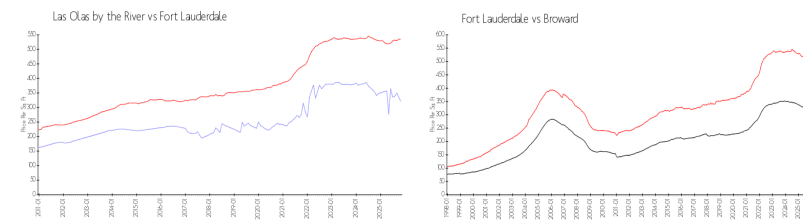
Number of units: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 16  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

## Building Association Information

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

<https://>

## Market Information



Las Olas by the River:	\$321/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

## Inventory for Sale

Las Olas by the River	7%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Las Olas by the River	71 days
Fort Lauderdale	100 days
Broward	88 days

