

Unit 1408 - Nu River Landing

1408 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11908925
Status:	Active
Size:	1,246 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$547,000
List PPSF:	\$439
Valuated Price:	\$417,000
Valuated PPSF:	\$335

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:	409
Number of active listings for rent:	22
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	5

Building Association Information

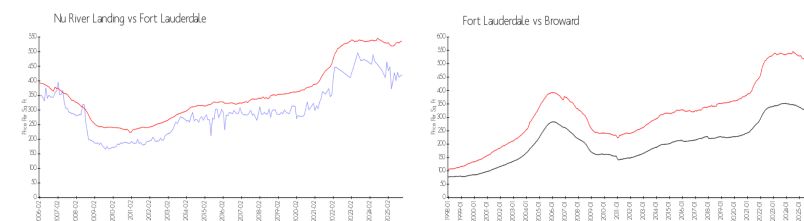
Nu River Landing Condominium
(954) 640-1199

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2121	1,246 sq ft	Dec 2025	\$610,000	\$490
2104	1,786 sq ft	Dec 2025	\$789,000	\$442
2114	1,379 sq ft	Dec 2025	\$525,000	\$381
923	801 sq ft	Oct 2025	\$375,000	\$468
1501	908 sq ft	Sep 2025	\$374,000	\$412
1101	908 sq ft	Sep 2025	\$380,000	\$419
1218	634 sq ft	Sep 2025	\$300,000	\$473

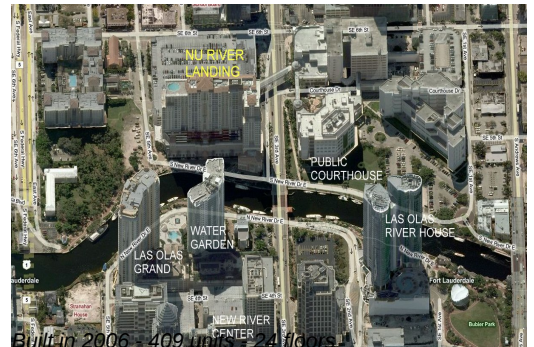
Market Information



Nu River Landing:	\$419/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Nu River Landing	2%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Nu River Landing	79 days
Fort Lauderdale	100 days
Broward	88 days