

Unit 313-N - Symphony North

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

Unit Information

MLS Number:	A11911669
Status:	Active
Size:	1,298 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Additional Spaces Available, Deeded Parking, Valet Parking
View:	
List Price:	\$625,000
List PPSF:	\$482
Valuated Price:	\$558,000
Valuated PPSF:	\$430

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:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

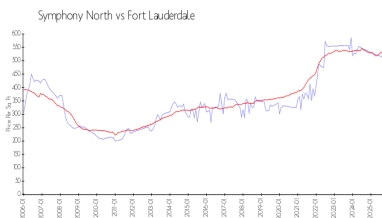
Symphony Condominium Association
(954) 522-1141

<https://>

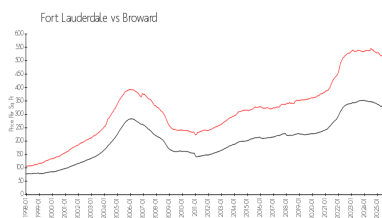
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
820N	823 sq ft	Nov 2025	\$352,000	\$428
1620N	823 sq ft	Sep 2025	\$340,000	\$413
415N	1,079 sq ft	Sep 2025	\$430,000	\$399
514N	1,000 sq ft	Sep 2025	\$415,000	\$415
1911N	1,818 sq ft	Sep 2025	\$1,047,500	\$576

Market Information



Symphony North: \$508/sq. ft.
Fort Lauderdale: \$535/sq. ft.



Fort Lauderdale: \$535/sq. ft.
Broward: \$311/sq. ft.

Inventory for Sale

Symphony North	3%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Symphony North
Fort Lauderdale
Broward

77 days
100 days
88 days