

# Unit 1618-N - Symphony North

1618-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number: A11922389  
 Status: Active  
 Size: 1,436 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Other Parking, Parking-Under Building, Street Parking, Valet Parking

View:  
 List Price: \$769,000  
 List PPSF: \$536  
 Valuated Price: \$620,000  
 Valuated PPSF: \$432

*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: 10  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

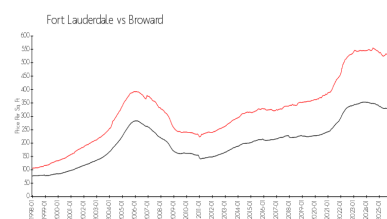
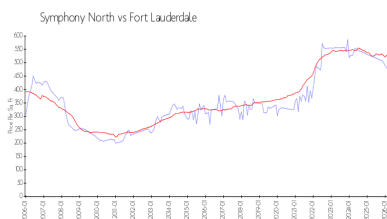
Symphony Condominium Association  
 (954) 522-1141

<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
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
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1911N	1,818 sq ft	Sep 2025	\$1,047,500	\$576
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## Market Information



Symphony North: \$473/sq. ft. Fort Lauderdale: \$522/sq. ft.  
 Fort Lauderdale: \$522/sq. ft. Broward: \$304/sq. ft.

## Inventory for Sale

Symphony North 5%



Fort Lauderdale	7%
Broward	6%

**Avg. Time to Close Over Last 12 Months**

Symphony North	85 days
Fort Lauderdale	103 days
Broward	89 days