

# Unit 2512 - Las Olas by the River

2512 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11941594  
 Status: Active  
 Size: 1,148 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$409,000  
 List PPSF: \$356  
 Valuated Price: \$376,000  
 Valuated PPSF: \$328

*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: 19  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

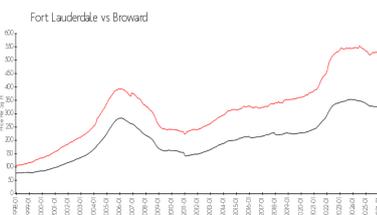
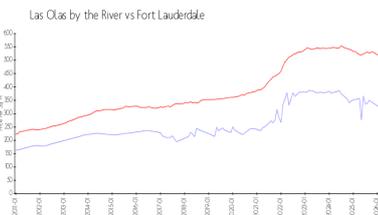
Las Olas by The River  
 520 SE 5th Ave  
 Fort Lauderdale, FL 33301  
 (954) 523-9112

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3302	1,462 sq ft	Mar 2026	\$440,000	\$301
1507	816 sq ft	Jan 2026	\$240,000	\$294
1109	1,153 sq ft	Dec 2025	\$332,000	\$288
1707	816 sq ft	Oct 2025	\$250,000	\$306
1703	1,447 sq ft	Oct 2025	\$525,000	\$363
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## Market Information



Las Olas by the River: \$324/sq. ft.  
 Fort Lauderdale: \$525/sq. ft.  
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 Broward: \$306/sq. ft.

## Inventory for Sale

Las Olas by the River: 8%  
 Fort Lauderdale: 7%  
 Broward: 6%



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

Las Olas by the River	69 days
Fort Lauderdale	102 days
Broward	89 days