

Unit 3209 - Las Olas by the River

3209 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	A11942102
Status:	Active
Size:	1,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$395,000
List PPSF:	\$353
Valuated Price:	\$334,000
Valuated PPSF:	\$298

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:	20
Building inventory for sale:	8%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

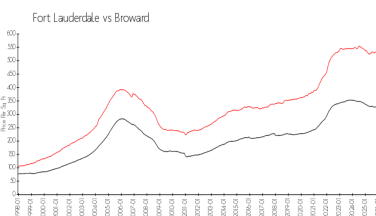
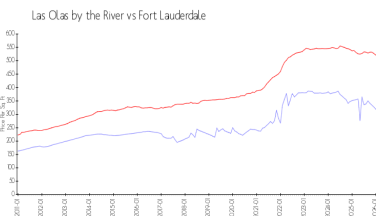
Las Olas by The River
520 SE 5th Ave
Fort Lauderdale, FL 33301
(954) 523-9112

<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
1703	1,447 sq ft	Oct 2025	\$525,000	\$363

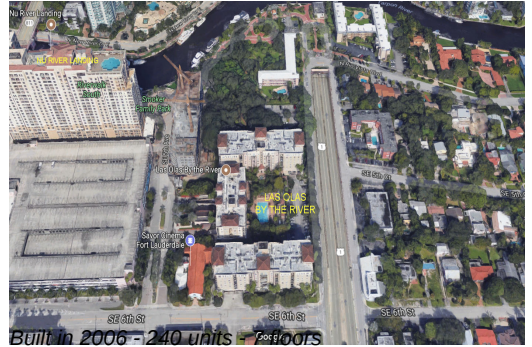
Market Information



Las Olas by the River:	\$304/sq. ft.	Fort Lauderdale:	\$522/sq. ft.
Fort Lauderdale:	\$522/sq. ft.	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	70 days
Fort Lauderdale	103 days
Broward	89 days