

# Unit 3403 - Las Olas by the River

3403 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: A11984979  
 Status: Active  
 Size: 793 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Assigned Parking,Covered Parking  
 View:  
 List Price: \$285,000  
 List PPSF: \$359  
 Valuated Price: \$241,000  
 Valuated PPSF: \$304

*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

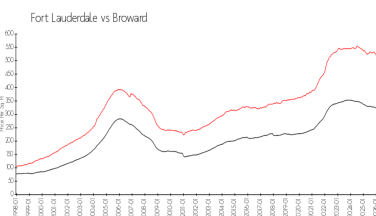
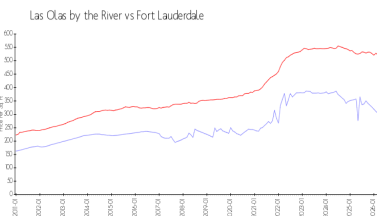
Las Olas by The River  
 520 SE 5th Ave  
 Fort Lauderdale, FL 33301  
 (954) 523-9112

<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

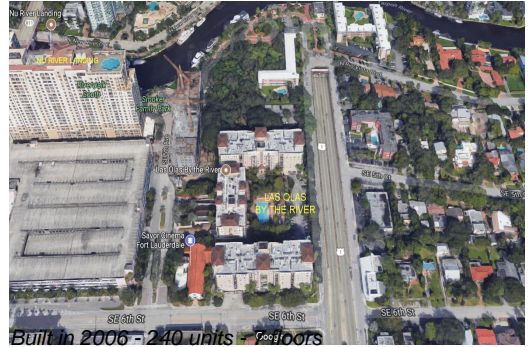
## Market Information



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