

Unit 2404 - Las Olas by the River

2404 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10421860
Status:	Active
Size:	1,083 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking,Parking-Under Building
View:	Garden View,Other View,Preserve
List Price:	\$459,000
List PPSF:	\$424
Valuated Price:	\$387,000
Valuated PPSF:	\$357

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:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

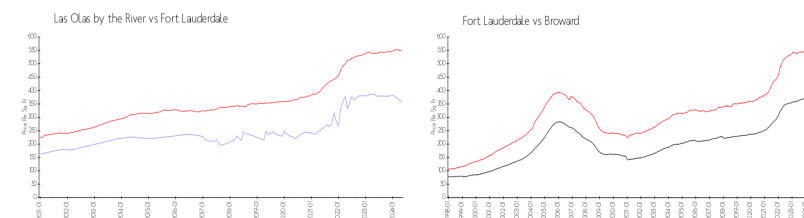
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3408	1,232 sq ft	May 2024	\$400,000	\$325
3104	816 sq ft	Apr 2024	\$305,000	\$374
1202	1,148 sq ft	Mar 2024	\$399,000	\$348
1612	1,148 sq ft	Mar 2024	\$425,000	\$370
2206	1,136 sq ft	Feb 2024	\$340,000	\$299

Market Information



Las Olas by the River:	\$357/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

Inventory for Sale

Las Olas by the River	8%
Fort Lauderdale	4%
Broward	3%



Avg. Time to Close Over Last 12 Months

Las Olas by the River	78 days
Fort Lauderdale	79 days
Broward	69 days