

# 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: \$405,000  
 Valuated PPSF: \$374

*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: 14  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 5

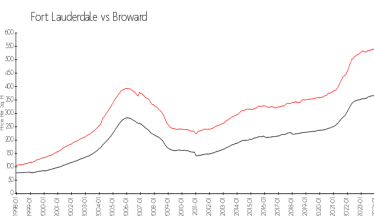
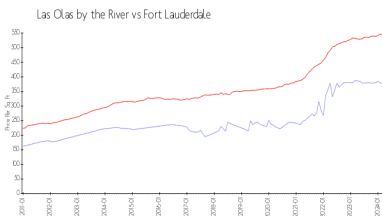
## Building Association Information

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

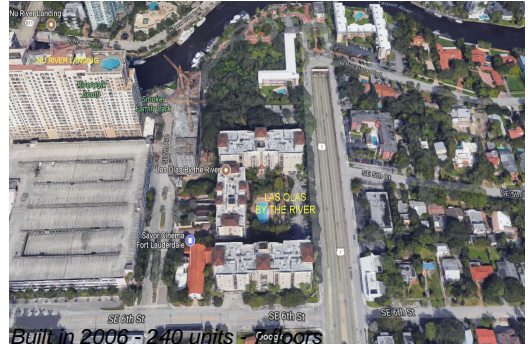
## Market Information



Las Olas by the River:	\$374/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$353/sq. ft.

## Inventory for Sale

Las Olas by the River: 6%  
 Fort Lauderdale: 4%  
 Broward: 4%



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

Las Olas by the River	71 days
Fort Lauderdale	78 days
Broward	68 days