

Unit 1312-N - Symphony North

1312-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

Unit Information

MLS Number:	F10426114
Status:	Pending
Size:	1,298 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	Pool Area View, River
List Price:	\$759,000
List PPSF:	\$585
Valuated Price:	\$670,000
Valuated PPSF:	\$516

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:	187
Number of active listings for rent:	8
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

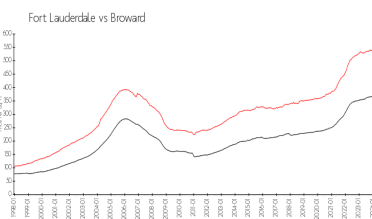
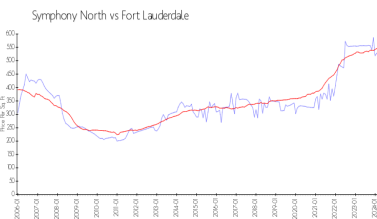
Building Association Information

Symphony Condominium Association
(954) 522-1141

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1720N	823 sq ft	May 2024	\$420,000	\$510
1613N	1,298 sq ft	Apr 2024	\$610,000	\$470
1811N	798 sq ft	Apr 2024	\$410,000	\$514
117N	1,180 sq ft	Mar 2024	\$514,100	\$436
1215N	1,079 sq ft	Mar 2024	\$560,000	\$519

Market Information



Symphony North:	\$524/sq. ft.	Fort Lauderdale:	\$533/sq. ft.
Fort Lauderdale:	\$533/sq. ft.	Broward:	\$353/sq. ft.

Inventory for Sale

Symphony North	4%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Symphony North
Fort Lauderdale
Broward

71 days
78 days
68 days