

# Unit 2409 - Nu River Landing

2409 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10432727
Status:	Active
Size:	1,000 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
Rental Price:	\$2,995
List PPSF:	\$3
Valued Price:	\$538,000
Valued PPSF:	\$432

*The above valued price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

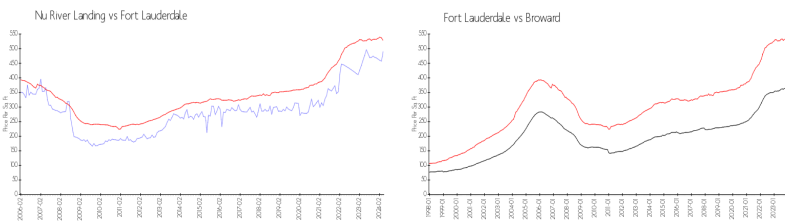
## Building Information

Number of units:	409
Number of active listings for rent:	22
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	5

## Building Association Information

Nu River Landing Condominium  
(954) 640-1199

## Market Information



Nu River Landing:	\$489/sq. ft.	Fort Lauderdale:	\$528/sq. ft.
Fort Lauderdale:	\$528/sq. ft.	Broward:	\$348/sq. ft.

## Inventory for Sale

Nu River Landing	1%
Fort Lauderdale	4%
Broward	3%

## Avg. Time to Close Over Last 12 Months

Nu River Landing	60 days
Fort Lauderdale	76 days
Broward	66 days

