

Unit 2704 - Las Olas by the River

2704 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10434798
Status:	Active
Size:	1,083 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
Rental Price:	\$3,350
List PPSF:	\$3
Valuated Price:	\$417,000
Valuated PPSF:	\$385

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.

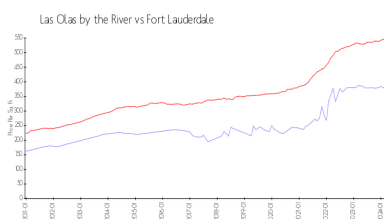
Building Information

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:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

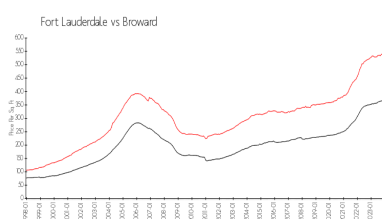
Building Association Information

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

Market Information



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



Fort Lauderdale: \$533/sq. ft.
Broward: \$351/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	69 days
Fort Lauderdale	76 days
Broward	67 days

