

# Unit 1905-S - Symphony South

1905-S - 600 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number: F10435890  
 Status: Active  
 Size: 2,122 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Guest Parking, Valet Parking  
 View: Canal, Other View, Water View  
 List Price: \$1,095,000  
 List PPSF: \$516  
 Valuated Price: \$1,400,000  
 Valuated PPSF: \$660

*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: 151  
 Number of active listings for rent: 8  
 Number of active listings for sale: 7  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

## Building Association Information

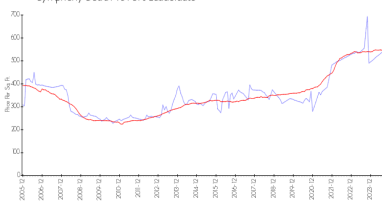
Symphony Condominium Association  
 (954) 522-1141

## Recent Sales

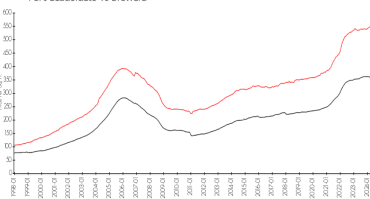
Unit #	Size	Closing Date	Sale Price	PPSF
1502S	1,364 sq ft	Nov 2024	\$735,000	\$539
703	1,348 sq ft	Oct 2024	\$735,000	\$545
1304S	809 sq ft	Nov 2023	\$390,000	\$482

## Market Information

Symphony South vs Fort Lauderdale



Fort Lauderdale vs Broward



Symphony South: \$549/sq. ft.  
 Fort Lauderdale: \$539/sq. ft.

Fort Lauderdale: \$539/sq. ft.  
 Broward: \$339/sq. ft.

## Inventory for Sale

Symphony South: 5%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Symphony South: 65 days  
 Fort Lauderdale: 86 days  
 Broward: 74 days

