

# Unit 1607 - Las Olas by the River

1607 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10437524  
 Status: Active  
 Size: 816 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Other View  
 List Price: \$300,000  
 List PPSF: \$368  
 Valuated Price: \$290,000  
 Valuated PPSF: \$355

*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: 22  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 1

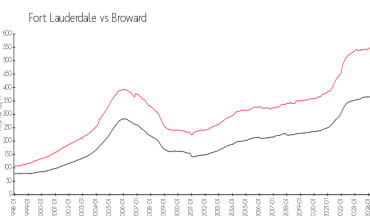
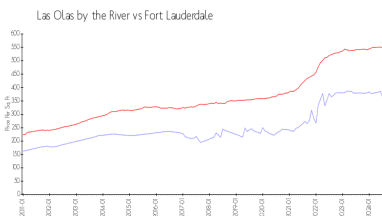
## Building Association Information

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
1402	1,148 sq ft	Aug 2024	\$390,000	\$340
2602	1,148 sq ft	Jun 2024	\$450,000	\$392
2212	1,148 sq ft	Jun 2024	\$435,000	\$379
3408	1,232 sq ft	May 2024	\$400,000	\$325
3104	816 sq ft	Apr 2024	\$305,000	\$374

## Market Information



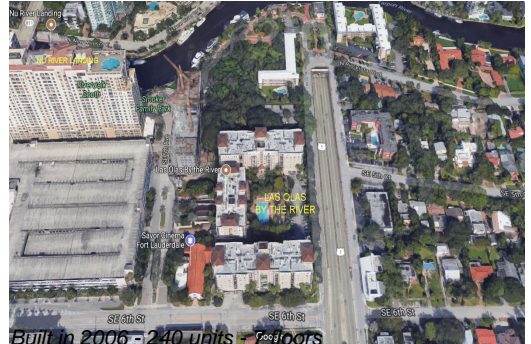
Las Olas by the River: \$349/sq. ft.  
 Fort Lauderdale: \$543/sq. ft.  
 Fort Lauderdale: \$543/sq. ft.  
 Broward: \$351/sq. ft.

## Inventory for Sale

Las Olas by the River: 9%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Las Olas by the River: 85 days



Fort Lauderdale  
Broward

84 days  
72 days