

# Unit 115-N - Symphony North

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

## Unit Information

MLS Number:	F10443073
Status:	Active
Size:	776 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	Garden View
List Price:	\$399,000
List PPSF:	\$514
Valuated Price:	\$345,000
Valuated PPSF:	\$445

*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:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

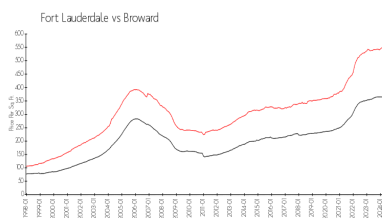
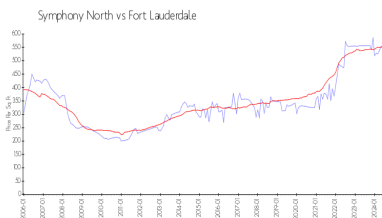
## Building Association Information

Symphony Condominium Association  
(954) 522-1141

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
818N	1,436 sq ft	Aug 2024	\$735,000	\$512
1314	1,079 sq ft	Aug 2024	\$540,000	\$500
1312N	1,298 sq ft	Jul 2024	\$715,000	\$551
316N	1,194 sq ft	Jul 2024	\$596,500	\$500
1720N	823 sq ft	May 2024	\$420,000	\$510

## Market Information



Symphony North:	\$510/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Symphony North	4%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months

Symphony North	62 days
Fort Lauderdale	84 days
Broward	72 days