

# Unit 1314-N - Symphony North

1314-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number:	F10444200
Status:	Active
Size:	1,079 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Other View,River
List Price:	\$569,000
List PPSF:	\$527
Valuated Price:	\$545,000
Valuated PPSF:	\$545

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

## Building Association Information

Symphony Condominium Association  
(954) 522-1141

## Recent Sales

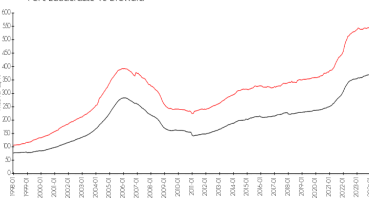
Unit #	Size	Closing Date	Sale Price	PPSF
1720N	823 sq ft	May 2024	\$420,000	\$510
1613N	1,298 sq ft	Apr 2024	\$610,000	\$470
1811N	798 sq ft	Apr 2024	\$410,000	\$514
117N	1,180 sq ft	Mar 2024	\$514,100	\$436
1215N	1,079 sq ft	Mar 2024	\$560,000	\$519

## Market Information

Symphony North vs Fort Lauderdale



Fort Lauderdale vs Broward



Symphony North:	\$554/sq. ft.	Fort Lauderdale:	\$549/sq. ft.
Fort Lauderdale:	\$549/sq. ft.	Broward:	\$351/sq. ft.

## Inventory for Sale

Symphony North	4%
Fort Lauderdale	4%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Symphony North  
Fort Lauderdale  
Broward

67 days  
80 days  
69 days