

Unit 1314-N - Symphony North

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

Unit Information

MLS Number:	F10444200
Status:	Closed
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:	\$549,000
List PPSF:	\$509
Valuated Price:	\$502,000
Valuated PPSF:	\$502

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

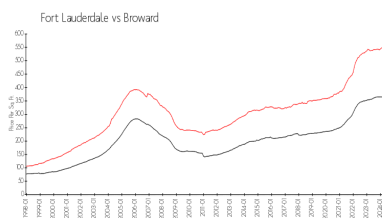
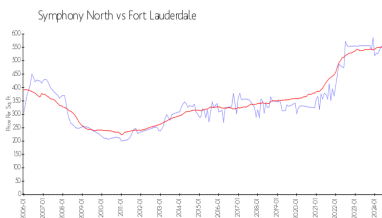
Building Association Information

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.

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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

