

Unit 1010 - Nu River Landing

1010 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10444651
Status:	Active
Size:	1,246 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Other View
List Price:	\$480,000
List PPSF:	\$385
Valuated Price:	\$413,000
Valuated PPSF:	\$331

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:	409
Number of active listings for rent:	22
Number of active listings for sale:	15
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:	0

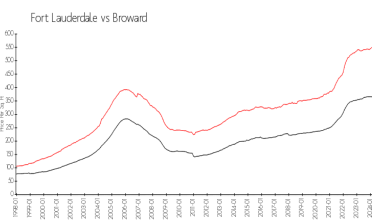
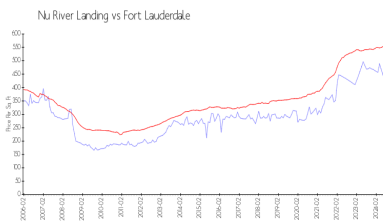
Building Association Information

Nu River Landing Condominium
(954) 640-1199

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1913	1,270 sq ft	May 2024	\$509,000	\$401
715	803 sq ft	May 2024	\$399,900	\$498
1103	1,246 sq ft	May 2024	\$620,000	\$498
2402	1,246 sq ft	May 2024	\$635,000	\$510
1415	803 sq ft	Apr 2024	\$400,000	\$498
1806	1,017 sq ft	Apr 2024	\$480,000	\$472

Market Information

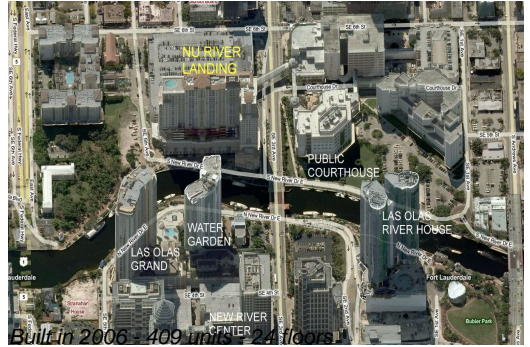


Nu River Landing:	\$409/sq. ft.	Fort Lauderdale:	\$547/sq. ft.
Fort Lauderdale:	\$547/sq. ft.	Broward:	\$346/sq. ft.

Inventory for Sale

Nu River Landing	4%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Nu River Landing
Fort Lauderdale
Broward

75 days
84 days
72 days