

# Unit 1116 - Nu River Landing

1116 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10449117
Status:	Active
Size:	1,692 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Deeded Parking, Valet Parking
View:	Canal, Other View, River
List Price:	\$800,000
List PPSF:	\$473
Valuated Price:	\$650,000
Valuated PPSF:	\$384

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:	14
Building inventory for sale:	3%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	1

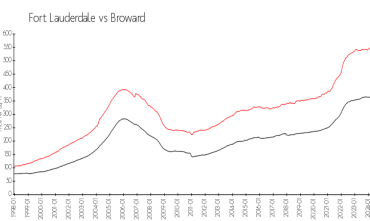
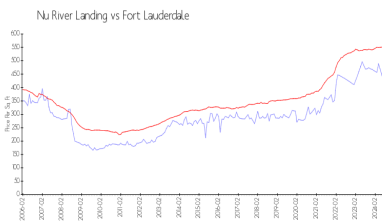
## Building Association Information

Nu River Landing Condominium  
(954) 640-1199

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1414	1,379 sq ft	Sep 2024	\$575,000	\$417
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

## Market Information

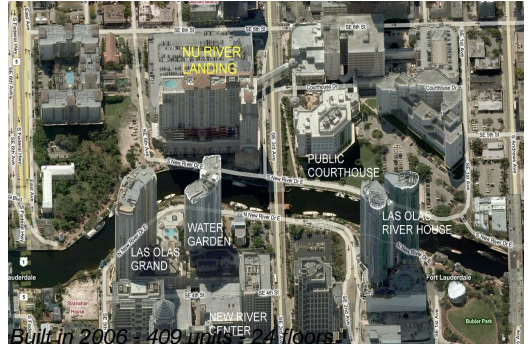


Nu River Landing:	\$406/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Nu River Landing	3%
Fort Lauderdale	5%
Broward	4%

## Avg. Time to Close Over Last 12 Months



Nu River Landing  
Fort Lauderdale  
Broward

76 days  
84 days  
72 days