

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:	\$799,999
List PPSF:	\$473
Valuated Price:	\$667,000
Valuated PPSF:	\$394

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:	18
Building inventory for sale:	4%
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:	2

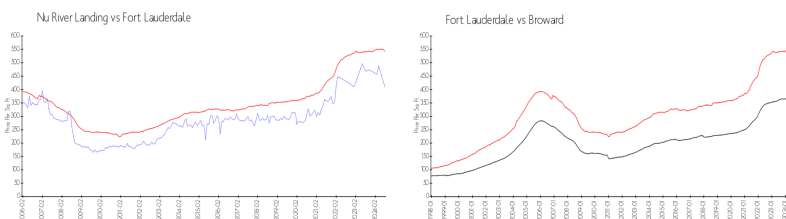
Building Association Information

Nu River Landing Condominium
(954) 640-1199

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2214	1,379 sq ft	Sep 2024	\$550,000	\$399
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:	\$416/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/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	78 days
Fort Lauderdale	84 days
Broward	72 days

