

# Unit 1414 - Nu River Landing

1414 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10449638
Status:	Closed
Size:	1,379 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	River
List Price:	\$599,500
List PPSF:	\$435
Valuated Price:	\$509,000
Valuated PPSF:	\$369

*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

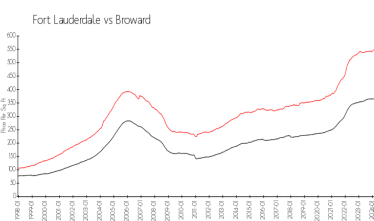
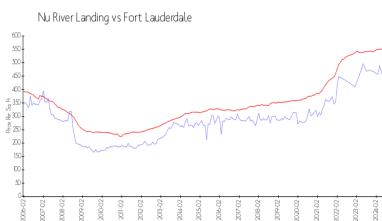
## Building Association Information

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



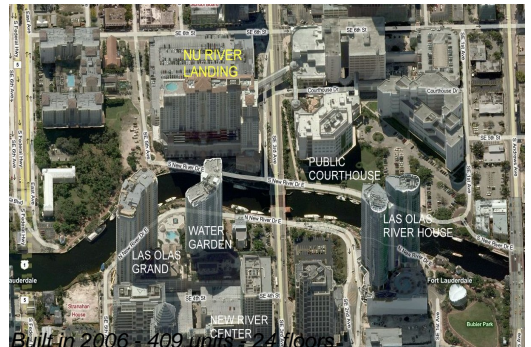
Nu River Landing:	\$416/sq. ft.	Fort Lauderdale:	\$543/sq. ft.
Fort Lauderdale:	\$543/sq. ft.	Broward:	\$351/sq. ft.

## 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