

# Unit 1707 - Nu River Landing

1707 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10449871  
 Status: Active  
 Size: 1,233 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Valet Parking  
 View: Other View  
 List Price: \$510,000  
 List PPSF: \$414  
 Valuated Price: \$415,000  
 Valuated PPSF: \$337

*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

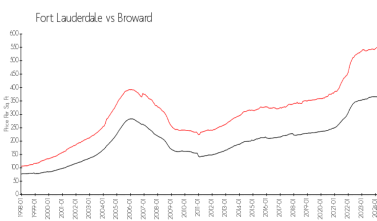
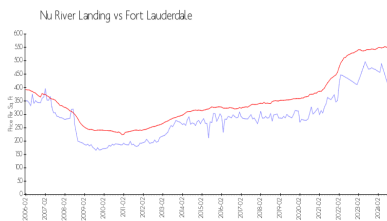
## Building Association Information

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

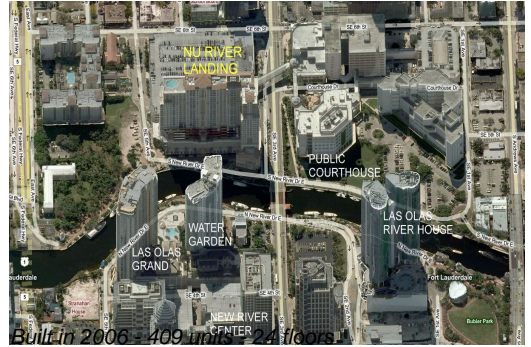


Nu River Landing: \$409/sq. ft.      Fort Lauderdale: \$547/sq. ft.  
 Fort Lauderdale: \$547/sq. ft.      Broward: \$346/sq. ft.

## 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