

# Unit 2408 - Las Olas by the River

2408 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number: F10451073  
 Status: Withdrawn  
 Size: 1,136 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Not Assigned, Parking Garage  
 View:  
 Rental Price: \$2,975  
 List PPSF: \$3  
 Valuated Price: \$389,000  
 Valuated PPSF: \$342

*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.*

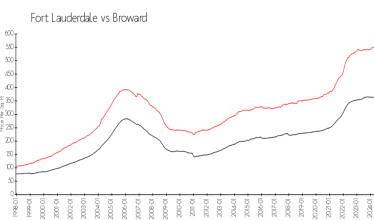
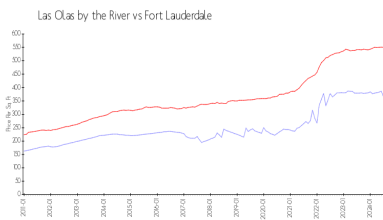
## Building Information

Number of units: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 22  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

## Building Association Information

Las Olas by The River  
 520 SE 5th Ave  
 Fort Lauderdale, FL 33301  
 (954) 523-9112

## Market Information



Las Olas by the River:	\$343/sq. ft.	Fort Lauderdale:	\$545/sq. ft.
Fort Lauderdale:	\$545/sq. ft.	Broward:	\$345/sq. ft.

## Inventory for Sale

Las Olas by the River: 9%  
 Fort Lauderdale: 5%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months

Las Olas by the River: 89 days  
 Fort Lauderdale: 84 days  
 Broward: 72 days

