

Unit 1617-N - Symphony North

1617-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

Unit Information

MLS Number: F10451306
 Status: Active
 Size: 1,678 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Deeded Parking, Valet Parking
 View: River, Water View
 List Price: \$1,050,000
 List PPSF: \$626
 Valuated Price: \$995,000
 Valuated PPSF: \$593

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: 187
 Number of active listings for rent: 8
 Number of active listings for sale: 7
 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: 4

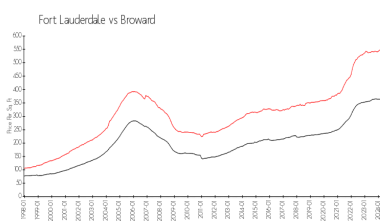
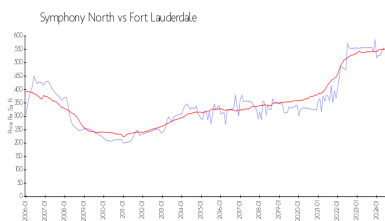
Building Association Information

Symphony Condominium Association
 (954) 522-1141

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
818N	1,436 sq ft	Aug 2024	\$735,000	\$512
1314	1,079 sq ft	Aug 2024	\$540,000	\$500
1312N	1,298 sq ft	Jul 2024	\$715,000	\$551
316N	1,194 sq ft	Jul 2024	\$596,500	\$500
1720N	823 sq ft	May 2024	\$420,000	\$510

Market Information

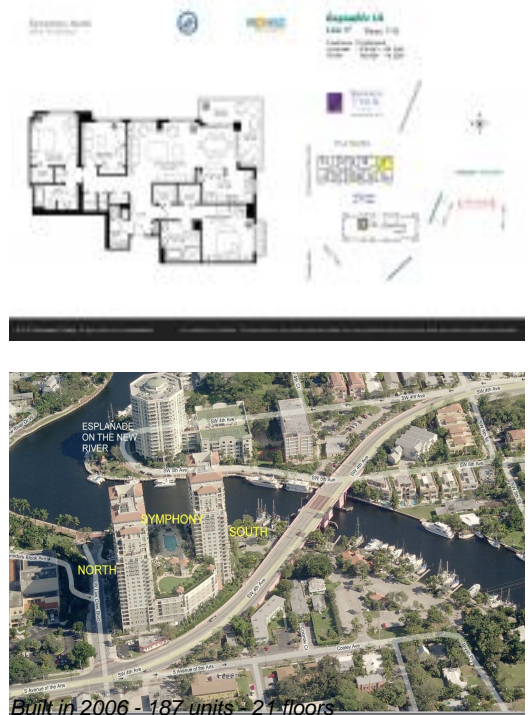


Symphony North: \$509/sq. ft.
 Fort Lauderdale: \$545/sq. ft.
 Fort Lauderdale: \$545/sq. ft.
 Broward: \$345/sq. ft.

Inventory for Sale

Symphony North 4%
 Fort Lauderdale 5%
 Broward 4%

Avg. Time to Close Over Last 12 Months



Symphony North
Fort Lauderdale
Broward

62 days
84 days
72 days