

Unit 1609-S - Symphony South

1609-S - 600 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

Unit Information

MLS Number:	F10463552
Status:	Closed
Size:	1,094 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	Intracoastal View,River,Water View
List Price:	\$579,000
List PPSF:	\$529
Valuated Price:	\$570,000
Valuated PPSF:	\$522

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:	151
Number of active listings for rent:	8
Number of active listings for sale:	9
Building inventory for sale:	5%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

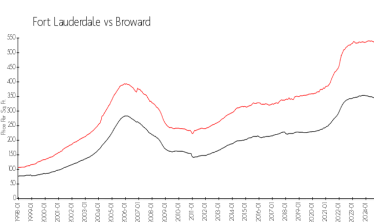
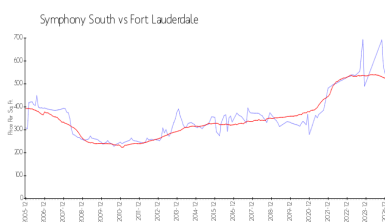
Building Association Information

Symphony Condominium Association
(954) 522-1141

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1609S	1,094 sq ft	Mar 2025	\$570,000	\$521
807s	1,206 sq ft	Feb 2025	\$639,000	\$530
1502S	1,364 sq ft	Nov 2024	\$735,000	\$539
703	1,348 sq ft	Oct 2024	\$735,000	\$545

Market Information



Symphony South:	\$490/sq. ft.	Fort Lauderdale:	\$521/sq. ft.
Fort Lauderdale:	\$521/sq. ft.	Broward:	\$324/sq. ft.

Inventory for Sale

Symphony South	6%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Symphony South	101 days
Fort Lauderdale	93 days
Broward	83 days

