

Unit 1609 - Nu River Landing

1609 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	F10463840
Status:	Active
Size:	1,246 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Other View
List Price:	\$535,000
List PPSF:	\$429
Valuated Price:	\$420,000
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:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

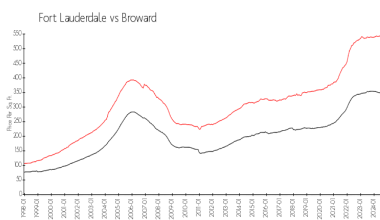
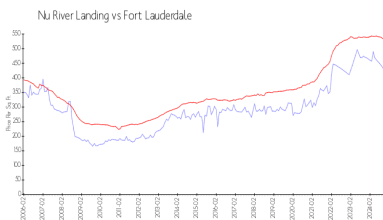
Building Association Information

Nu River Landing Condominium
(954) 640-1199

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2003	1,246 sq ft	Jan 2025	\$615,000	\$494
1707	1,233 sq ft	Jan 2025	\$480,000	\$389
2315	803 sq ft	Dec 2024	\$380,000	\$473
1902	1,246 sq ft	Dec 2024	\$605,000	\$486
2422	1,246 sq ft	Oct 2024	\$540,000	\$433

Market Information



Nu River Landing:	\$414/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Nu River Landing	4%
Fort Lauderdale	6%
Broward	5%

Avg. Time to Close Over Last 12 Months

Nu River Landing	80 days
Fort Lauderdale	90 days
Broward	78 days

