

Unit 3703 - Las Olas by the River

3703 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10467555
 Status: Active
 Size: 793 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Deeded Parking, Guest Parking
 View: Other View
 List Price: \$325,000
 List PPSF: \$410
 Valuated Price: \$287,000
 Valuated PPSF: \$362

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: 24
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 4

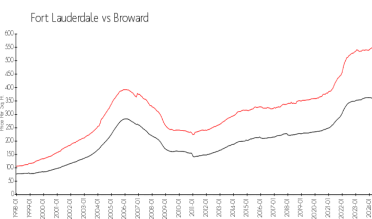
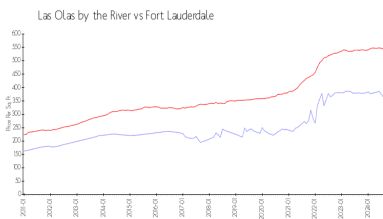
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3505	808 sq ft	Nov 2024	\$249,000	\$308
2509	1,153 sq ft	Nov 2024	\$385,000	\$334
2612	1,148 sq ft	Oct 2024	\$415,000	\$361
1402	1,148 sq ft	Aug 2024	\$390,000	\$340
2602	1,148 sq ft	Jun 2024	\$450,000	\$392
2212	1,148 sq ft	Jun 2024	\$435,000	\$379

Market Information

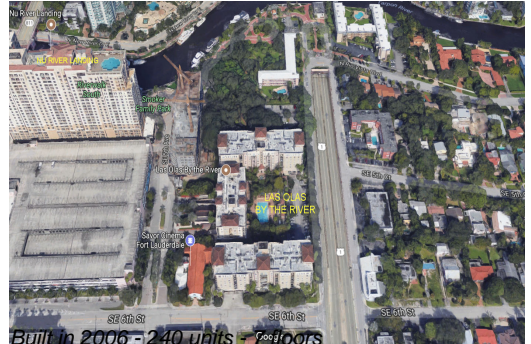


Las Olas by the River:	\$351/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Las Olas by the River: 10%
 Fort Lauderdale: 5%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Las Olas by the River
Fort Lauderdale
Broward

82 days
86 days
74 days