

Unit 2501 - Las Olas by the River

2501 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10467755
 Status: Active
 Size: 894 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View: Pool Area View
 List Price: \$344,900
 List PPSF: \$386
 Valuated Price: \$316,000
 Valuated PPSF: \$353

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: 21
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 6

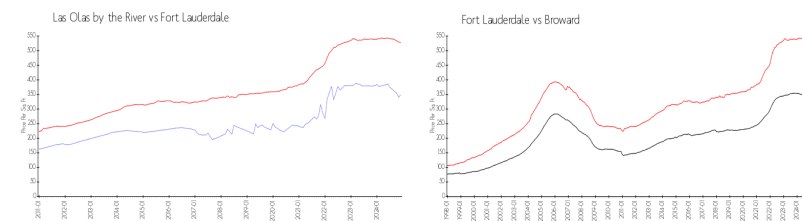
Building Association Information

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
1103	1,447 sq ft	Dec 2024	\$498,000	\$344
1706	1,136 sq ft	Dec 2024	\$400,000	\$352
2508	1,136 sq ft	Nov 2024	\$395,000	\$348
2307	816 sq ft	Nov 2024	\$275,000	\$337
3505	808 sq ft	Nov 2024	\$249,000	\$308
2509	1,153 sq ft	Nov 2024	\$385,000	\$334

Market Information

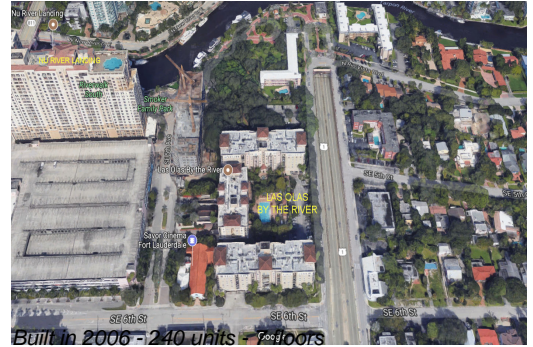


Las Olas by the River:	\$351/sq. ft.	Fort Lauderdale:	\$527/sq. ft.
Fort Lauderdale:	\$527/sq. ft.	Broward:	\$334/sq. ft.

Inventory for Sale

Las Olas by the River: 9%
 Fort Lauderdale: 6%
 Broward: 5%

Avg. Time to Close Over Last 12 Months



Las Olas by the River
Fort Lauderdale
Broward

81 days
90 days
78 days