

Unit 1804 - Nu River Landing

1804 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10474262
 Status: Active
 Size: 1,692 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Assigned Parking, Guest Parking
 View: River, Water View
 List Price: \$820,000
 List PPSF: \$485
 Valuated Price: \$833,000
 Valuated PPSF: \$492

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: 15
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

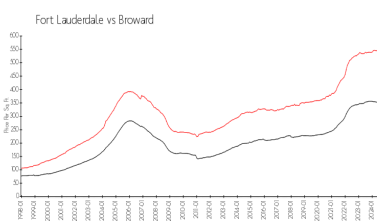
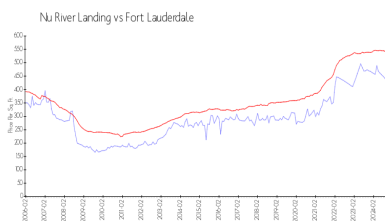
Building Association Information

Nu River Landing Condominium
 (954) 640-1199

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1902	1,246 sq ft	Dec 2024	\$605,000	\$486
2422	1,246 sq ft	Oct 2024	\$540,000	\$433
2214	1,379 sq ft	Sep 2024	\$550,000	\$399
1414	1,379 sq ft	Sep 2024	\$575,000	\$417
1913	1,270 sq ft	May 2024	\$509,000	\$401
715	803 sq ft	May 2024	\$399,900	\$498
1103	1,246 sq ft	May 2024	\$620,000	\$498
2402	1,246 sq ft	May 2024	\$635,000	\$510

Market Information



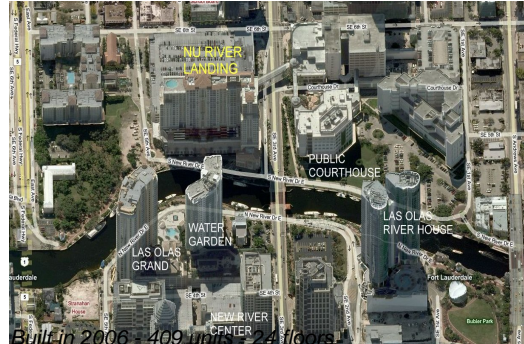
Nu River Landing: \$426/sq. ft. Fort Lauderdale: \$535/sq. ft.
 Fort Lauderdale: \$535/sq. ft. Broward: \$334/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Nu River Landing: 82 days



Fort Lauderdale
Broward

89 days
76 days