

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

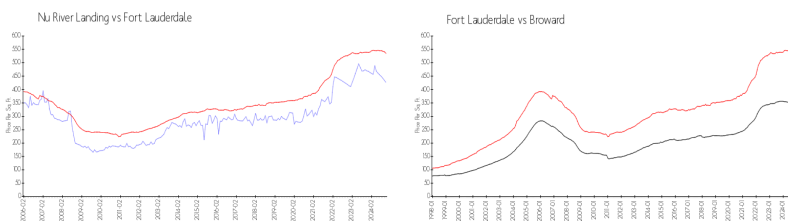
Building Association Information

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



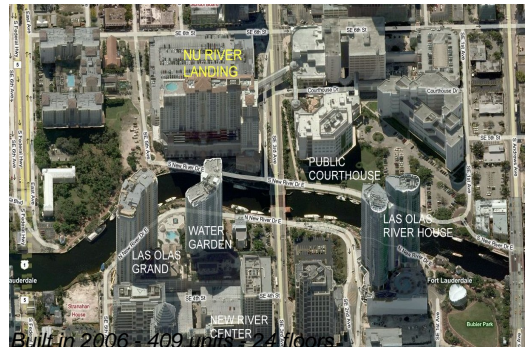
Nu River Landing:	\$426/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$334/sq. ft.

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
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Fort Lauderdale
Broward

89 days
76 days