

Unit 2209 - Las Olas by the River

2209 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10531171
 Status: Active
 Size: 1,153 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking
 View:
 List Price: \$429,000
 List PPSF: \$372
 Valuated Price: \$362,000
 Valuated PPSF: \$314

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: 17
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 3

Building Association Information

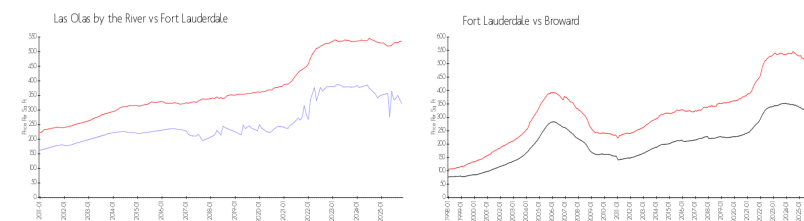
Las Olas by The River
 520 SE 5th Ave
 Fort Lauderdale, FL 33301
 (954) 523-9112

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1707	816 sq ft	Oct 2025	\$250,000	\$306
1703	1,447 sq ft	Oct 2025	\$525,000	\$363
1112	1,148 sq ft	Sep 2025	\$429,000	\$374
1602	1,148 sq ft	Sep 2025	\$366,500	\$319
2210	1,083 sq ft	Aug 2025	\$275,000	\$254
2405	1,153 sq ft	Aug 2025	\$283,000	\$245

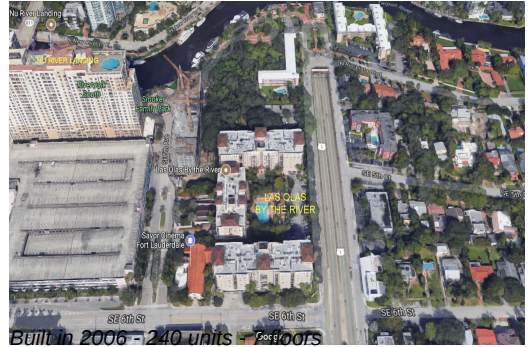
Market Information



Las Olas by the River:	\$321/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Las Olas by the River	7%
Fort Lauderdale	4%
Broward	4%



Avg. Time to Close Over Last 12 Months

Las Olas by the River	71 days
Fort Lauderdale	100 days
Broward	88 days