

# Unit 2406 - Las Olas by the River

2406 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

## Unit Information

MLS Number:	F10532086
Status:	Active
Size:	1,136 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Parking-Under Building
View:	
List Price:	\$449,000
List PPSF:	\$395
Valuated Price:	\$364,000
Valuated PPSF:	\$320

*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:	16
Building inventory for sale:	6%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

## Building Association Information

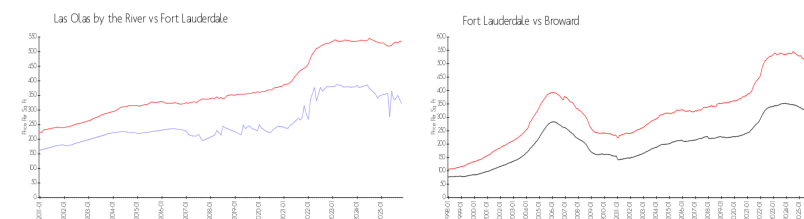
Las Olas by The River  
520 SE 5th Ave  
Fort Lauderdale, FL 33301  
(954) 523-9112

<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

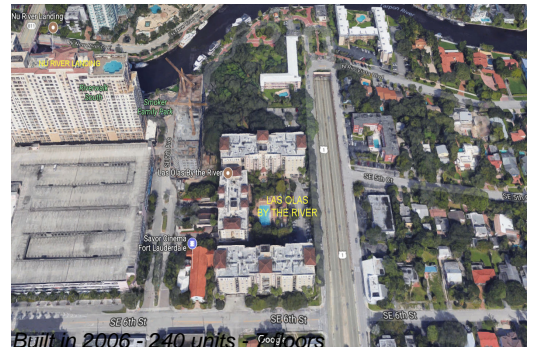
## Market Information



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	101 days
Broward	88 days