

Unit 1204 - Nu River Landing

1204 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10540154
 Status: Active
 Size: 1,692 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$740,000
 List PPSF: \$437
 Valuated Price: \$771,000
 Valuated PPSF: \$456

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: 10
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 12
 Number of sales over the last 3 months: 5

Building Association Information

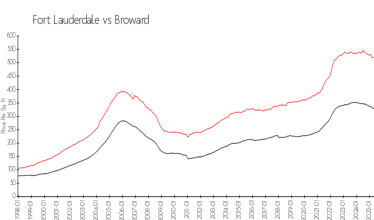
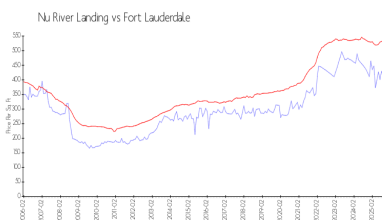
Nu River Landing Condominium
 (954) 640-1199

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
919	1,113 sq ft	Dec 2025	\$480,000	\$431
2121	1,246 sq ft	Dec 2025	\$610,000	\$490
2104	1,786 sq ft	Dec 2025	\$789,000	\$442
2114	1,379 sq ft	Dec 2025	\$525,000	\$381
923	801 sq ft	Oct 2025	\$375,000	\$468

Market Information

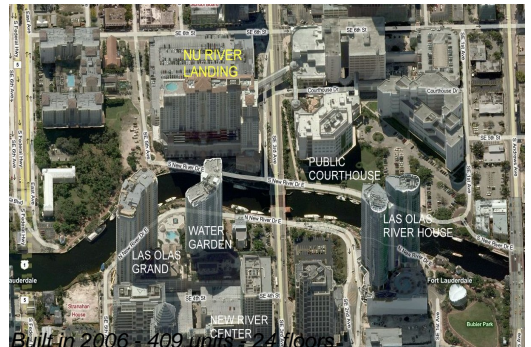


Nu River Landing:	\$419/sq. ft.	Fort Lauderdale:	\$535/sq. ft.
Fort Lauderdale:	\$535/sq. ft.	Broward:	\$311/sq. ft.

Inventory for Sale

Nu River Landing	2%
Fort Lauderdale	4%
Broward	4%

Avg. Time to Close Over Last 12 Months



Nu River Landing
Fort Lauderdale
Broward

79 days
100 days
88 days