Unit 2211 - Las Olas by the River

2211 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Built in 2006 - 240 units - floors

Unit Information

MLS Number:	F10543362
Status:	Active
Size:	1,447 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Attached,Attached Garage,Covered,Garage
View:	Garden
List Price:	$525,000
List PPSF:	$363
Valuated Price:	$460,000
Valuated PPSF:	$318

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:	19
Building inventory for sale:	7%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	7
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
3302	1,462 sq ft	Mar 2026	$440,000	$301
1507	816 sq ft	Jan 2026	$240,000	$294
1109	1,153 sq ft	Dec 2025	$332,000	$288
1707	816 sq ft	Oct 2025	$250,000	$306
1703	1,447 sq ft	Oct 2025	$525,000	$363
1703	1,447 sq ft	Oct 2025	$525,000	$363

Market Information

Las Olas by the River:	$324/sq. ft.	Fort Lauderdale:	$525/sq. ft.
Fort Lauderdale:	$525/sq. ft.	Broward:	$306/sq. ft.

Inventory for Sale

Las Olas by the River	8%
Fort Lauderdale	7%

Broward	6%

Avg. Time to Close Over Last 12 Months

Las Olas by the River	69 days
Fort Lauderdale	102 days
Broward	89 days