

Unit 2212 - Las Olas by the River

2212 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: F10543914
 Status: Pending
 Size: 1,148 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned
 View: Pool
 List Price: \$466,000
 List PPSF: \$406
 Valuated Price: \$365,000
 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

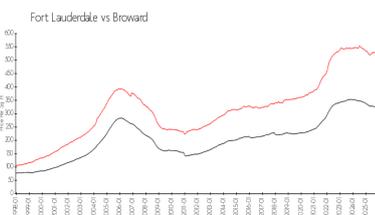
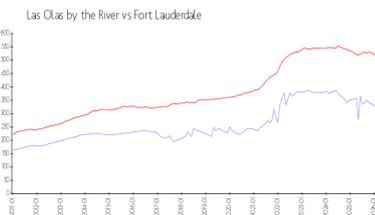
Las Olas by The River
 520 SE 5th Ave
 Fort Lauderdale, FL 33301
 (954) 523-9112

<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
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Market Information



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