

Unit 1213-N - Symphony North

1213-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

Unit Information

MLS Number: F10549691
 Status: Active
 Size: 1,298 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Assigned, Attached, Attached Garage, Garage, Valet, See Remarks
 View: River, City, Water, Other
 List Price: \$679,000
 List PPSF: \$523
 Valuated Price: \$568,000
 Valuated PPSF: \$438

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: 187
 Number of active listings for rent: 8
 Number of active listings for sale: 10
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

Building Association Information

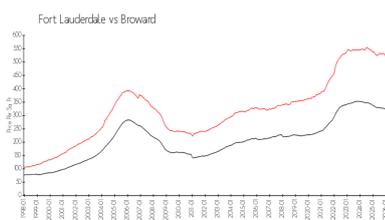
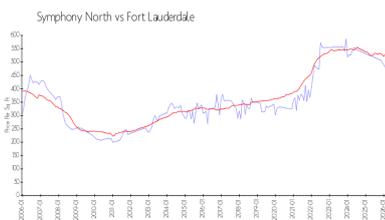
Symphony Condominium Association
 (954) 522-1141

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
820N	823 sq ft	Nov 2025	\$352,000	\$428
1620N	823 sq ft	Sep 2025	\$340,000	\$413
415N	1,079 sq ft	Sep 2025	\$430,000	\$399
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514N	1,000 sq ft	Sep 2025	\$415,000	\$415
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1911N	1,818 sq ft	Sep 2025	\$1,047,500	\$576
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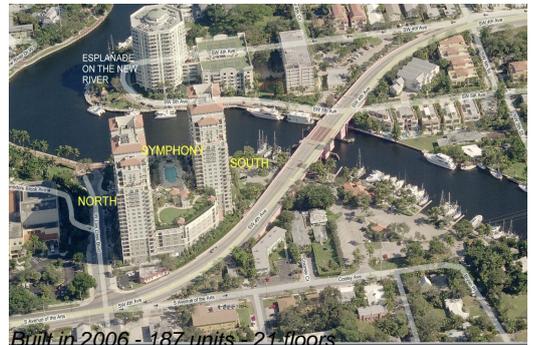
Market Information



Symphony North: \$473/sq. ft. Fort Lauderdale: \$522/sq. ft.
 Fort Lauderdale: \$522/sq. ft. Broward: \$306/sq. ft.

Inventory for Sale

Symphony North: 5%
 Fort Lauderdale: 7%



Broward

6%

Avg. Time to Close Over Last 12 Months

Symphony North

85 days

Fort Lauderdale

103 days

Broward

89 days