

Unit 2406 - Las Olas by the River

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

Unit Information

MLS Number: F10556059
 Status: Active
 Size: 1,136 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Under Building
 View: Garden
 List Price: \$439,000
 List PPSF: \$386
 Valuated Price: \$345,000
 Valuated PPSF: \$304

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: 20
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 19
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 2

Building Association Information

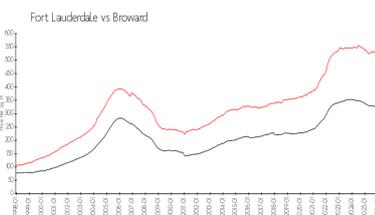
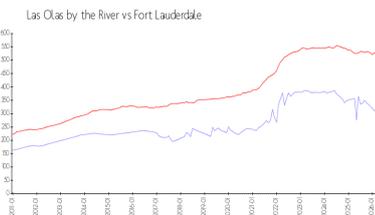
Las Olas by The River
 520 SE 5th Ave
 Fort Lauderdale, FL 33301
 (954) 523-9112

<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: \$304/sq. ft.
 Fort Lauderdale: \$522/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	70 days
Fort Lauderdale	103 days
Broward	89 days