

# Unit 1711-N - Symphony North

1711-N - 610 W Las Olas Blvd, Fort Lauderdale, FL, Broward 33312

## Unit Information

MLS Number: RX-10986344  
Status: Active  
Size: 798 Sq ft.  
Bedrooms: 1  
Full Bathrooms: 1  
Half Bathrooms: 0  
Parking Spaces: Garage - Building  
View: City,River  
List Price: \$399,000  
List PPSF: \$500  
Valuated Price: \$437,000  
Valuated PPSF: \$548

*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: 7  
Building inventory for sale: 3%  
Number of sales over the last 12 months: 14  
Number of sales over the last 6 months: 7  
Number of sales over the last 3 months: 4

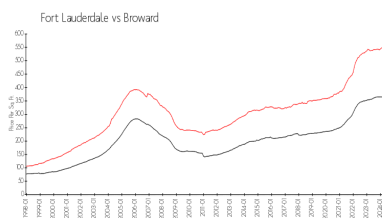
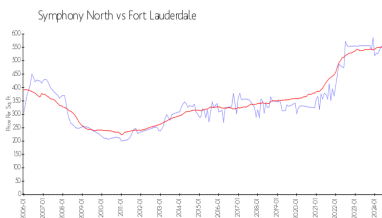
## Building Association Information

Symphony Condominium Association  
(954) 522-1141

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
818N	1,436 sq ft	Aug 2024	\$735,000	\$512
1314	1,079 sq ft	Aug 2024	\$540,000	\$500
1312N	1,298 sq ft	Jul 2024	\$715,000	\$551
316N	1,194 sq ft	Jul 2024	\$596,500	\$500
1720N	823 sq ft	May 2024	\$420,000	\$510

## Market Information



Symphony North: \$510/sq. ft.  
Fort Lauderdale: \$543/sq. ft.

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Broward: \$351/sq. ft.

## Inventory for Sale

Symphony North 4%  
Fort Lauderdale 5%  
Broward 4%

## Avg. Time to Close Over Last 12 Months

Symphony North 62 days  
Fort Lauderdale 84 days  
Broward 72 days

