

Unit 813-N - Symphony North

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

Unit Information

| | |
|-----------------|----------------------------|
| MLS Number: | RX-10990910 |
| Status: | Active |
| Size: | 1,298 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Assigned,Garage - Building |
| View: | City,River |
| List Price: | \$695,000 |
| List PPSF: | \$535 |
| Valuated Price: | \$639,000 |
| Valuated PPSF: | \$492 |

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

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|--|-----|
| Number of units: | 187 |
| Number of active listings for rent: | 8 |
| Number of active listings for sale: | 8 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 12 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 3 |

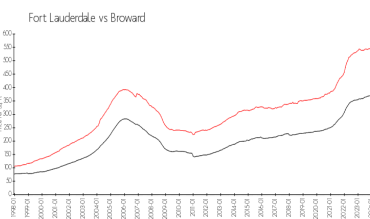
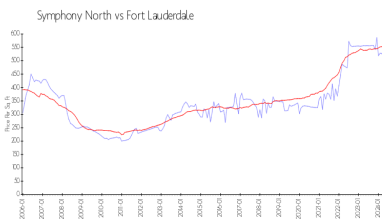
Building Association Information

Symphony Condominium Association
(954) 522-1141

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1720N | 823 sq ft | May 2024 | \$420,000 | \$510 |
| 1613N | 1,298 sq ft | Apr 2024 | \$610,000 | \$470 |
| 1811N | 798 sq ft | Apr 2024 | \$410,000 | \$514 |
| 117N | 1,180 sq ft | Mar 2024 | \$514,100 | \$436 |
| 1215N | 1,079 sq ft | Mar 2024 | \$560,000 | \$519 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Symphony North: | \$554/sq. ft. | Fort Lauderdale: | \$549/sq. ft. |
| Fort Lauderdale: | \$549/sq. ft. | Broward: | \$351/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Symphony North | 4% |
| Fort Lauderdale | 4% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Symphony North
Fort Lauderdale
Broward

67 days
80 days
69 days