

Unit 2508 - Las Olas by the River

2508 - 520 SE 5 Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number:	RX-11013582
Status:	Active
Size:	1,136 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2+ Spaces,Assigned,Garage - Building
View:	City,Garden
List Price:	\$399,000
List PPSF:	\$351
Valuated Price:	\$403,000
Valuated PPSF:	\$355

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:	23
Building inventory for sale:	9%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

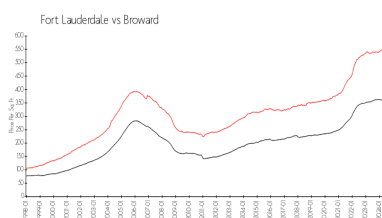
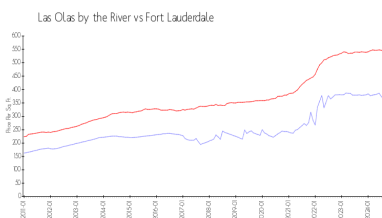
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3505	808 sq ft	Nov 2024	\$249,000	\$308
2509	1,153 sq ft	Nov 2024	\$385,000	\$334
2612	1,148 sq ft	Oct 2024	\$415,000	\$361
1402	1,148 sq ft	Aug 2024	\$390,000	\$340
2602	1,148 sq ft	Jun 2024	\$450,000	\$392
2212	1,148 sq ft	Jun 2024	\$435,000	\$379

Market Information

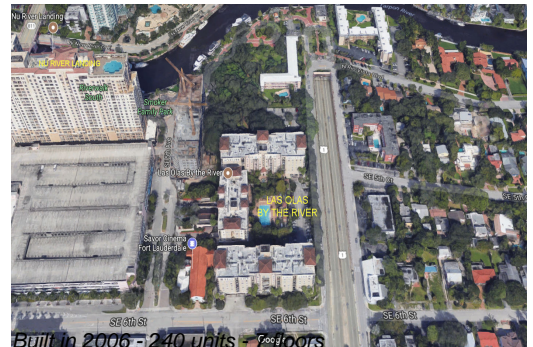


Las Olas by the River:	\$351/sq. ft.	Fort Lauderdale:	\$539/sq. ft.
Fort Lauderdale:	\$539/sq. ft.	Broward:	\$339/sq. ft.

Inventory for Sale

Las Olas by the River	10%
Fort Lauderdale	5%
Broward	4%

Avg. Time to Close Over Last 12 Months



Las Olas by the River
Fort Lauderdale
Broward

82 days
86 days
74 days