

Unit 707 - Nu River Landing

707 - 511 SE 5th Ave, Fort Lauderdale, FL, Broward 33301

Unit Information

MLS Number: A11464824
 Status: Active
 Size: 1,233 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Detached
 View:
 List Price: \$515,000
 List PPSF: \$418
 Valuated Price: \$450,000
 Valuated PPSF: \$365

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: 409
 Number of active listings for rent: 22
 Number of active listings for sale: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 16
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 5

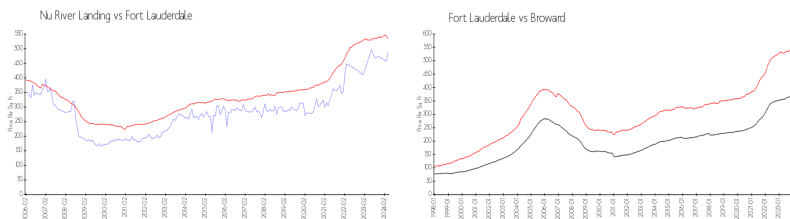
Building Association Information

Nu River Landing Condominium
 (954) 640-1199

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2402 | 1,246 sq ft | May 2024 | \$635,000 | \$510 |
| 1415 | 803 sq ft | Apr 2024 | \$400,000 | \$498 |
| 1806 | 1,017 sq ft | Apr 2024 | \$480,000 | \$472 |
| 922 | 1,246 sq ft | Mar 2024 | \$625,000 | \$502 |
| 1007 | 1,233 sq ft | Feb 2024 | \$510,000 | \$414 |
| 1709 | 1,246 sq ft | Feb 2024 | \$527,500 | \$423 |

Market Information

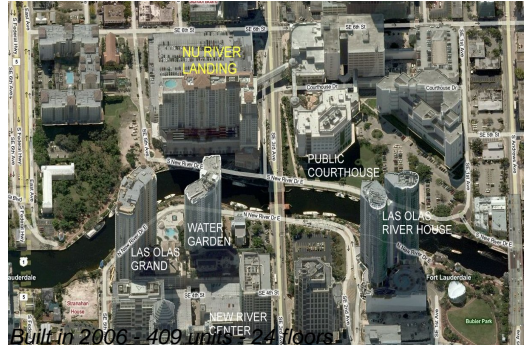


Nu River Landing: \$489/sq. ft. Fort Lauderdale: \$533/sq. ft.
 Fort Lauderdale: \$533/sq. ft. Broward: \$351/sq. ft.

Inventory for Sale

Nu River Landing: 1%
 Fort Lauderdale: 4%
 Broward: 4%

Avg. Time to Close Over Last 12 Months



Nu River Landing
Fort Lauderdale
Broward

59 days
76 days
67 days