

# Unit 312-N - Symphony North

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

## Unit Information

MLS Number: A11478600  
 Status: Active  
 Size: 776 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$363,700  
 List PPSF: \$469  
 Valuated Price: \$363,000  
 Valuated PPSF: \$468

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

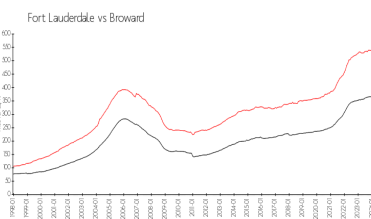
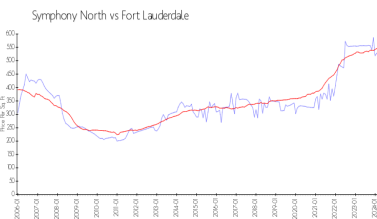
## Building Association Information

Symphony Condominium Association  
 (954) 522-1141

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1115	1,079 sq ft	Feb 2024	\$550,000	\$510

## Market Information



Symphony North: \$524/sq. ft.      Fort Lauderdale: \$533/sq. ft.  
 Fort Lauderdale: \$533/sq. ft.      Broward: \$351/sq. ft.

## Inventory for Sale

Symphony North: 3%  
 Fort Lauderdale: 4%  
 Broward: 4%

## Avg. Time to Close Over Last 12 Months



Symphony North  
Fort Lauderdale  
Broward

71 days  
76 days  
67 days